

IN THE MATTER OF THE  
THE APPLICATION OF GLYNDON  
ASSOCIATES LTD. PARTNERSHIP  
FOR A SPECIAL HEARING ON  
PROPERTY LOCATED ON THE  
NORTHEAST CORNER BUTLER  
AND GLENMORRIS ROADS  
(GLYNDON SQUARE)  
4TH ELECTION DISTRICT  
3RD COUNCILMANIC DISTRICT

#### OPINION

This case comes before this Board on a Special Hearing to approve business parking in an R.C.5 zone. Let the record indicate that the Zoning Commissioner denied the Petition.

H. John Bremmerman, owner and partner, testified that he was desirous of obtaining the parking in the R.C.5 zoned area of his property and would designate this space for employees' parking only. He further testified that at the present time he had neither the means nor the intentions to install this parking but wanted it available if it became necessary.

Protestants presented Pat Keller, Deputy Director of the Office of Planning, who testified that he was familiar with the site and that ample parking was already provided. Mr. Bremmerman testified as to the tenant mix that now exists and the square footage allocated to each individual lessee. Under this tenant mix, adequate parking already exists. Testimony from John McGrain, Roger Katzenberg, David Gordon, David Porter, Elizabeth Taylor and Mark Laken indicated all were adamant in their opposition to the approval of business parking in the R.C.5 zone. All testified as to the historic significance of the abutting property and the lack of need for the additional parking. The Laken house, a historic

Glyndon Associates Ltd. Part., Case No. 90-72-SPH  
mansion, abuts the proposed R.C.5 zone and would be directly affected if business parking in this location was permitted. The Board is of the opinion that since no obvious need exists for the parking, the R.C.5 area should be maintained in its present condition and will therefore deny the Special Hearing.

#### ORDER

IT IS THEREFORE this 27th day of September, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Special Hearing to approve business parking in an R.C.5 zone be and the same is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

Harry E. Buchheister, Jr.  
Harry E. Buchheister, Jr.

John G. Disney  
John G. Disney

IN RE: PETITION FOR SPECIAL HEARING  
NE Corner Butler & Glenmorris Rds.  
(Glyndon Square)  
4th Election District  
3rd Councilmanic District  
Glyndon Assoc. Ltd. Part.  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 90-72-SPH  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve business parking in an R.C. 5 zone in accordance with Petitioner's Exhibit 1.

The Petitioners, by John Bremmerman, appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were Richard Truelove with APR Associates, Inc., William F. Kirwin, Engineer, and Mickey Cornelius with The Traffic Group. Mark Laken and numerous other residents of the area appeared and testified as Protestants. Phyllis Friedman, Esquire appeared on behalf of People's Counsel for Baltimore County appeared in opposition to the proposed project.

Testimony indicated that the subject property consists of 0.8572 acres zoned R.C. 5 and is located immediately north of the Glyndon Square Shopping Center which is located at the corner of Butler and Glenmorris Roads. Petitioners have owned the shopping center for over 20 years and are desirous of leasing more restaurant space than is currently provided. However, additional parking will be required to meet zoning requirements of Section 409.

Petitioners propose obtaining a use permit for parking on the adjoining undeveloped area of the subject property to provide the parking required for the additional restaurant space. Testimony indicated the relief requested will not result in any detriment to the surrounding resi-

ORDER RECEIVED FOR FILING  
Date 9/27/91  
By [Signature]

requested will be detrimental to the public health, safety, and general welfare.

When the Petitioners' and the Protestants' testimony and evidence are viewed collectively, the result is clear. Both parties seem to argue for a variance. The proposed parking area will not be used and the present parking lot is more than adequate to handle any new uses. However, additional parking is required for the new uses and there is no more land available for parking in front of the shopping center. I cannot stress too strongly that all the witnesses argued these elements. Of course, the Zoning Commissioner may not grant variance relief in a special hearing case for parking in a residential zone. Therefore, the relief requested herein must be denied.

In view of the findings set forth above, a site visit to the subject property was not conducted. It is therefore suggested that Petitioners apply for a parking variance since the evidence presented herein does not substantiate the relief requested in the special hearing. The Protestants and the Glyndon community have made it very clear that they are opposed to any additional parking in the area, that there are no parking problems associated with the present use of the Glyndon Square shopping center, and that the parking required for the additional restaurant uses proposed will be accommodated by the parking currently provided on the site.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of May, 1990 that the Petition for Special Hearing

to approve to approve business parking in an R.C. 5 zone in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

JRH:bjs

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

RE: PETITION FOR SPECIAL HEARING  
NE Corner Butler & Glenmorris  
Rds. (Glyndon Square)  
4th Election District  
3rd Councilmanic District  
GLYNDON ASSOCIATES LIMITED  
PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 90-72-SPH  
PARTNERSHIP, Petitioner

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
887-2188

I HEREBY CERTIFY that on this 27th day of November, 1989, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

dential properties as the subject site is located adjacent to Western Maryland Railway Company property on the east and is approximately 200 feet from the nearest dwelling on the north. Further, there is existing and proposed extensive landscaping between the subject property and the adjoining residential uses.

Mark Laken testified in opposition to the relief requested on behalf of himself and the Glyndon Community Association. Mr. Laken resides on the property to the north of the proposed parking area. He testified the Association held a special meeting to vote on the subject matter which was unanimously opposed. All of the Protestants testified in opposition to the proposed use, the chief argument being that the existing parking areas are more than sufficient to handle any increased use from the restaurants proposed and, in fact, are presently underutilized. The Protestants are in overwhelming agreement that the proposed parking area is not needed and that ample parking already exists for the shopping center and any new use.

Petitioners seek relief from Section 409.8B of the Baltimore County Zoning Regulations (B.C.Z.R.).

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing should be denied. While the relief requested may comply with some of the requirements set forth in Section 409.8B, it is clear from the testimony and evidence presented in this case that the proposed parking area is not necessary and that ample parking currently exists on the shopping center grounds. Further, it appears that the proposed parking area would not be used as a practical matter, considering its location behind and to the rear of the subject shopping center. It is equally clear that the relief

- 2 -

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-72-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business parking in an R.C.5 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

|                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contract Purchaser:<br>(Type or Print Name)<br>Signature<br>Address<br>City and State                                                                       | Legal Owner(s):<br>Glyndon Associates Limited Partnership<br>(Type or Print Name)<br>Signature<br>By: [Signature]<br>(Type or Print Name) George P. Obrecht,<br>General Partner<br>Signature                                                                                                                         |
| Attorney for Petitioner:<br>John B. Howard, Esquire<br>(Type or Print Name)<br>Signature<br>Address<br>City and State<br>Attorney's Telephone No.: 823-4111 | 9475 Deereco Road 561-5858<br>Address Phone No.<br>Timonium, Maryland 21093<br>City and State<br>Name, address and phone number of legal owner, contract purchaser or representative to be contacted<br>John B. Howard, Esquire<br>Name 210 Allegheny Avenue<br>Towson, Maryland 21204 823-4111<br>Address Phone No. |

ORDERED By The Zoning Commissioner of Baltimore County, this 14 day of June, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of August, 1989, at 2 o'clock P.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 HR. (over)  
AVAILABLE FOR HEARING  
NOR. 7/27/89 - 8/27/89  
ALL OTHER  
REVIEWED BY: [Signature] DATE 6-1-89

ORDER RECEIVED FOR FILING  
Date 5/7/90  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/7/90  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/7/90  
By [Signature]

**DESCRIPTION OF PROPERTY**  
ADDITIONAL PARKING AT GLYNDON SQUARE  
FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Northwesterly corner of "Glyndon Square" as shown on the plat recorded among The Land Records of Baltimore County in Plat Book E.H.K. Jr. 45, folio 10 and also being distant 319.54 feet measured in the Northerly direction along the Easterly right-of-way line of Western Maryland Railway Company from its intersection with the Northerly right-of-way line of Butler Road, as widened; thence running from said point of beginning and binding along the Easterly right-of-way line of Maryland Railway Company North 12 degrees 10 minutes 00 seconds West 201.26 feet; thence leaving said right-of-way line and running North 79 degrees 14 minutes 26 seconds East 200.00 feet; thence South 12 degrees 10 minutes 00 seconds East 171.75 feet to intersect the Northerly outline of Glyndon Square; thence binding thereon South 70 degrees 50 minutes 28 seconds West 202.03 feet to the point of beginning; containing 0.8572 acres more or less.

4/21/89

5216 Harford Road  
Baltimore, Maryland 21204  
(301) 444-4325

2427 Harford Road  
Baltimore, Maryland 21224  
(301) 444-4312



Alexander P. Roberts, Prof. L.S.  
Richard J. Tamm, P.E.  
Kevin L. Quinn, P.E.  
Paul A. Farnes, P.E.  
Paul A. Farnes  
Robert J. Haines

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: October 3, 1989  
Posted for: Special Hearing  
Petitioner: Glyndon Associates Limited Partnership  
Location of property: 111 W. Chesapeake Avenue  
NEC Butler and Glenmorris Roads  
Glyndon Square  
Location of Sign: West side of Glenmorris Road approx. 300'  
North of Butler Road  
Remarks: None  
Posted by: J. Robert Haines Date of return: October 6, 1989  
Number of Signs: 1

10-6-89 → New Date → Thurs. Oct 26, 1989 at 1:30 p.m.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: 11-14-89  
Posted for: Special Hearing  
Petitioner: Glyndon Associates Limited Partnership  
Location of property: 111 W. Chesapeake Avenue  
NEC Butler and Glenmorris Roads  
Glyndon Square  
Location of Sign: West side of Glenmorris Road approx. 150'  
North of Butler Road  
Remarks: SIGN POSTED AT LOCATION INDICATED ON PLAT  
Posted by: J. Robert Haines Date of return: 11-17-89  
Number of Signs: 1

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7th Date of Posting: July 3, 1989  
Posted for: Special Hearing  
Petitioner: Glyndon Associates Limited Partnership  
Location of property: 111 W. Chesapeake Avenue  
NEC Butler and Glenmorris Roads  
Glyndon Square  
Location of Sign: West side of Glenmorris Road approx. 150'  
North of Butler Road  
Remarks: None  
Posted by: J. Robert Haines Date of return: July 6, 1989  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. August 10, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 10, 1989.

THE JEFFERSONIAN  
OWINGS MILLS TIMES

S. Zafe Orlov  
Publisher

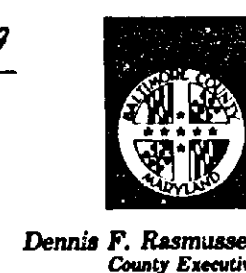
PO 15159  
reg 1131077  
cc 90-72-SPH  
price \$ 71.12

**BALTIMORE COUNTY, MARYLAND**  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 6-1-89 ACCOUNT: R-01-615-00  
AMOUNT: \$ 100.00  
RECEIVED FROM: Cook, Howard, Dawans & Tracy  
FOR: Special Hearing 11/14/89  
B 037\*\*\*\*\*1001614 (1-1)  
VALIDATION OR SIGNATURE OF CARRIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

Date: November 7, 1989



J. Carroll Holzer, Esq.  
Holzer, Maher & Demilo  
305 W. Chesapeake Avenue  
Suite 105  
Towson, Maryland 21204

Re: Case numbers: 90-72-SPH  
Petitioner(s): Glyndon Associates Limited Partnership

Dear Mr. Holzer:

Please be advised that \$ 25.00 is due for reposting of the above-referenced property.

As you are aware, this matter was originally postponed per your request. Therefore the reposting fee must be paid by you and/or your clients. Your anticipated cooperation is appreciated.

Very truly yours,  
J. Robert Haines

J. ROBERT HAINES,  
ZONING COMMISSIONER of  
BALTIMORE COUNTY  
887-3391

NOTE: If Phase II of the Snow Emergency Plan is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R0016150  
Number: 2851

90-72-

| DATE     | DESCRIPTION                            | AMOUNT   |
|----------|----------------------------------------|----------|
| 11-14-89 | REPOSTING FEES                         | \$125.00 |
| 11-14-89 | 150 - POSTING SIGNS / ADVERTISING      | \$25.00  |
| 11-14-89 | TOTAL                                  | \$150.00 |
| 11-14-89 | LAST NAME OF OWNER: GLYNDON ASSOCIATES |          |

Cashier Validation: B 037\*\*\*\*\*12 14 1204  
Please make checks payable to: Baltimore County

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R0016150  
Number: 174

| DATE     | DESCRIPTION                            | AMOUNT   |
|----------|----------------------------------------|----------|
| 11-14-89 | REPOSTING FEES                         | \$125.00 |
| 11-14-89 | 150 - POSTING SIGNS / ADVERTISING      | \$25.00  |
| 11-14-89 | TOTAL                                  | \$150.00 |
| 11-14-89 | LAST NAME OF OWNER: GLYNDON ASSOCIATES |          |

Cashier Validation: B 115\*\*\*\*\*363214 2014F  
Please make checks payable to: Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE: October 23, 1989

Glyndon Associates Limited Partnership  
9475 Deereco Road  
Timonium, Maryland 21093  
Re: Petition for Special Hearing  
CASE NUMBER: 90-72-SPH  
NEC Butler and Glenmorris Roads  
(Glyndon Square)  
4th Election District - 3rd Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership  
HEARING SCHEDULED: FRIDAY, OCTOBER 20, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$ 96.12 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs  
cc: John B. Howard, Esq.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE: October 23, 1989

Glyndon Associates Limited Partnership  
9475 Deereco Road  
Timonium, Maryland 21093

Re: Petition for Special Hearing  
CASE NUMBER: 90-72-SPH  
NEC Butler and Glenmorris Roads  
(Glyndon Square)  
4th Election District - 3rd Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership  
HEARING SCHEDULED: December 7, 1989 at 9:30 a.m.

Gentlemen:

Please be advised that \$ 96.12 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs  
cc: John B. Howard, Esq.  
File



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

July 25, 1989

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing  
CASE NUMBER: 90-72-SPH  
NEC Butler and Glenmorris Roads  
(Glyndon Square)  
4th Election District - 3rd Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership  
HEARING SCHEDULED: THURSDAY, AUGUST 31, 1989 at 2:00 p.m.

Special Hearing: Business parking in an R.C. 5 zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

JRH:gs  
cc: Glyndon Associates Limited Partnership  
John B. Howard, Esq.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

August 8, 1989

J. Carroll Holzer, Esq.  
Holzer, Maher & DeMilio  
305 W. Chesapeake Avenue  
Suite 105  
Towson, Maryland 21204

Re: NOTICE OF POSTPONEMENT  
Petition for Special Hearing  
CASE NUMBER: 90-72-SPH  
NEC Butler and Glenmorris Roads  
(Glyndon Square)  
4th Election District - 3rd Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership

Dear Mr. Holzer:

Please be advised that the above hearing scheduled for August 31, 1989 has been postponed, pursuant to your request.

This case will be reassigned, at which time you will receive a new Notice of Hearing providing information on the new hearing date.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:gs  
cc: Glyndon Associates Limited Partnership  
John B. Howard, Esq.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

October 6, 1989

# NOTICE OF REASSIGNMENT

Case #: 90-72-SPH  
NEC Butler and Glenmorris Road  
(Glyndon Square)  
4th Election District - 3rd Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership

THE ABOVE MATTER, SCHEDULED TO BE HEARD ON October 20, 1989, HAS BEEN POSTPONED AND REASSIGNED.

THE HEARING WILL NOW TAKE PLACE AS FOLLOWS:

THURSDAY, OCTOBER 26, 1989 at 1:30 p.m.

BALTIMORE COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE, ROOM 106  
TOWSON, MARYLAND 21204

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY

JRH:gs  
cc: Glyndon Associates Limited Partnership  
John B. Howard, Esq.  
J. Carroll Holzer, Esq.  
Michael and Kathy John  
Janice Cashman  
Virginia F. Tognocchi  
John Salony  
Jo Ann Tracey  
Louis Santoni  
Martha I. Healy

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE: OCTOBER 23, 1989

# NOTICE OF REASSIGNMENT

Case #: 90-72-SPH  
Petitioner(s): Glyndon Associates Limited Partnership

THE ABOVE MATTER, SCHEDULED TO BE HEARD ON 10/26/89, HAS BEEN POSTPONED AND REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:

THURSDAY, DECEMBER 7, 1989 at 9:30 a.m.

BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY

JRH:gs  
Copies:  
Glyndon Associates Limited Partnership  
John B. Howard, Esq./210 Allegheny Avenue/Towson, Maryland 21204  
J. Carroll Holzer, Esq./305 W. Chesapeake Avenue/Towson, Maryland 21204  
Mark & Sandy Laken/4900 Butler Road/Glyndon, Maryland 21071  
Sharon Neuh/312 Central Avenue/Glyndon, Maryland 21071  
Janice Cashman/Roland Park Florist/Glyndon Square Shopping Center/Glyndon, Maryland 21071  
Michael & Kathy John/4th You In Mind/Glyndon Square Shopping Center/Glyndon, Maryland 21071  
Virginia F. Tognocchi/Tris W. Tognocchi/Glyndon Square Shopping Center/Glyndon, Maryland 21071  
John Salony/10451 Mill Run Circle/Owings Mills, Maryland 21117  
Dorothy E. Tracey Sportswear/Glyndon Shopping Center/Glyndon, Maryland 21071  
Louis Santoni/Santoni's Inc/Glyndon Shopping Center/Glyndon, Maryland 21071  
Martha Healy/222 Central Avenue/Glyndon, Maryland 21071

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3353  
HEARING ROOM - Room 301  
County Office Building  
August 22, 1990  
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-72-SPH  
GLYNDON ASSOCIATES LTD. PART.  
NE/cor Butler & Glenmorris Rds.  
(Glyndon Square)  
4th Election District  
3rd Councilmanic District  
SPH - to approve business parking in R.C. 5 zone.

5/7/90 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: WEDNESDAY, JANUARY 16, 1991 at 10:00 a.m.

cc: John B. Howard, Esquire- Counsel for Petitioner/Appellant  
George F. Obrecht  
Mr. and Mrs. Mark Laken  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul  
Legal Secretary

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180  
Hearing Room -  
Room 301, County Office Bldg.  
March 7, 1991  
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-72-SPH  
GLYNDON ASSOCIATES LTD. PART.  
NE/cor Butler & Glenmorris Rds.  
(Glyndon Square)  
4th Election District  
3rd Councilmanic District  
SPH - to approve business parking in R.C. 5 zone.

5/7/90 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: TUESDAY, JULY 30, 1991 AT 10:00 a.m.

cc: John B. Howard, Esquire Counsel for Petitioner/Appellant  
Robert A. Hoffman, Esquire " " "  
George F. Obrecht " " "  
Mr. and Mrs. Mark Laken  
J. Carroll Holzer, Esquire  
H. John Bremermann, III, Esquire  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LindaLee M. Kuszmaul  
Legal Secretary

NE/cor Butler & Glenmorris Roads  
(Glyndon Square)  
#90-72-SPH GLYNDON ASSOCIATES LTD. PART.  
4th District Appealed: 6/5/90

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

June 27, 1990

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Hearing  
NE/Corner Butler & Glenmorris Roads  
(Glyndon Square)  
4th Election District, 3rd Councilmanic District  
GLYNDON ASSOCIATES LTD. PART. - Petitioner  
Case No. 90-72-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on June 5, 1990, by John B. Howard, attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:cer  
Enclosures

cc: George F. Obrecht, Glyndon Associates Limited Partnership  
9475 Deereco Road, Timonium, Maryland 21093

John B. Howard, Venable, Baetjer and Howard  
210 Allegheny Avenue, Towson, Maryland 21285-5517  
Mark & Sandy Laken, 4900 Butler Road, Glyndon, MD 21071

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

1/11/91  
RE: Case No. 90-72-SPH Glyndon Assoc Ltd Partnership  
T/C 1/11/91 from Ms. Sandy Laken -Protestant 536-4714  
Property was posted in July 1990 for purposes of notification of appeal taken by Petitioner/property owner.  
She had telephoned three times regarding the fact that the sign was no longer there; property was never re-posted (no indication in file or log of re-posting request).  
She is calling today to request postponement of Wednesday's case (Wednesday, 1/16/91). Stated that Mr. Holzer (who will be representing protestants) would have a letter here on Monday, 1/14/91 if Board would grant postponement. She knew of several people who thought hearing was no longer scheduled or who had never seen sign when it was originally posted; these people cannot get sitters, time off from work, etc. in order to attend Wednesday's hearing.  
Also stated that they are upset about lack of proper posting since a similar situation arose when this matter was heard in Zoning Office.

1/11/91 --T/C w/Chairman Hackett; case cannot be postponed at this late date; will be heard on scheduled date; concerns to be voiced by protestants and Board will attempt to resolve problems.

KCW

8/22/90 - Following parties notified of hearing set for January 16, 1991 at 10:00 a.m.:

John B. Toward, Esquire  
George F. Obrecht  
Mr. and Mrs. Mark Laken  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

1/16/91 - By agreement of Counsel, case was continued on the record pending a possible settlement. To be set in for a brief hearing for the purpose of putting said settlement on the record when requested by Counsel.

3/7/91 - Above parties notified of hearing set for July 30, 1991 at 10:00 a.m.

7/08/91 -Letter from J. Carroll Holzer, Esq., entering appearance and requesting one additional hour beyond date of 7/30/91 for one witness for protestants unavailable for 7/30/91.

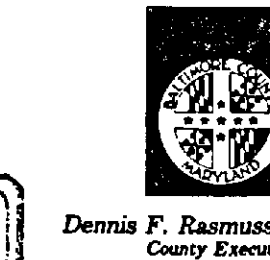
7/24/91 -Letter from MTH to J. Carroll Holzer granting request; date to be determined at conclusion of hearing on 7/30/91.

7/29/91 -Letter from Robert A. Hoffman, Esquire, serving notice of withdrawal of himself and Venable, Baetjer and Howard in this matter and also 91-32-A; Glyndon Associates Ltd Partnership proceeding on own behalf at hearing.

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-5554

July 24, 1989

RECEIVED  
AUG 3 1989



ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 493, 511, 513, 516, 517, 519, 520, 521, 522, 524, 528, 529, 530, 531, 532, and 533.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lab

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 22, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 13, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 493, 514, 517, 520, 521, 522, 524, 528, 529, 531, and 532.

For Item 511, the minimum parhandie width for one lot is 20 feet, not 10 feet as shown on the plan.

For Items 513, 516 and 533 the previous County Review Group Comments still apply.

For Item 519, all lots must have in-fee frontage to a public road.

For Item 530, comments are attached.

RWB:s

Encl.

10-24-89

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: August 22, 1989  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
Glyndon Associates Ltd. Partnership, Item 529  
SUBJECT: Zoning Petition No. 90-72-SPH

The petitioners request a special hearing to approve business parking in a RC-5 zone. In reference to this request, staff offers the following comments:

- The expansion of off-street parking into the RC-5 zone represents an unnecessary intrusion into the residential community.
- This lot would not be necessary if the vacant 4000 sq. ft. was rented for retail purposes.
- The proposed use is not conducive to customer use.
- The relocated drive would necessitate grading the property and extensive cutting of existing trees.
- The proposed bituminous concrete paving would displace an existing wooded area with approximately 19,000 sq. ft. of paved surface area.

PK/JL/sf

OCT 1 1989 Called John Howard's office  
to P.H. (P.H.)

Baltimore County  
Fire Department  
300 York Road  
Towson, Maryland 21204-2586  
(301) 887-4500  
Paul H. Reincke  
Chief

JUNE 14, 1989



J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: GLYNDON ASSOCIATES LIMITED PARTNERSHIP

Location: NEC BUTLER AND GLENMORRIS ROADS

Item No.: 529 Zoning Agenda: JUNE 13, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. J. J. Kelly, 6-15-89 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KER

JUN 19 1989

IN THE MATTER OF COUNTY BOARD OF APPEALS  
Glyndon Assoc. Ltd. Part. 91 JUL 24 1989 BOARD OF APPEALS  
N.E. Corner Butler & BALTIMORE COUNTY  
Glenmorris Rds. CASE NO. 90-72 SPH  
91-32 A

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Tuesday, July 30, 1991 at 10 a.m. at Room 301, located at Hearing Rm. County Office Bldg. 3rd Floor and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.

Witness: Robert Covahy  
Address: Bureau of Public Services  
3rd Fl. Co. Office Bldg.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave. #105  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

Cost: \$ 32.00  
Summoned: 7/23, 1991  
Not served: 19  
Sheriff of Baltimore County

IN THE MATTER OF BEFORE THE  
Glyndon Assoc. Ltd. Part. COUNTY BOARD OF APPEALS  
N.E. Corner Butler & BALTIMORE COUNTY  
Glenmorris Rds. CASE NO. 90-72 SPH  
91-32 A

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Witness: Jack Dillon  
Address: Office of Planning  
4th Fl. County Cts. Bldg.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave. #105  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

Cost: \$ 30.00  
Summoned: 7/22, 1991  
Not served: 19  
Sheriff of Baltimore County

July 30

84 JUL 22 1989

SHERIFF OF BALTIMORE COUNTY



IN THE MATTER OF  
Glyndon Associates  
Limited Partnership  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. \_\_\_\_\_

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Wednesday January 16 at 10 a.m. at Room 301, located at County Office Bldg. and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.

Witness: Jack Dillon  
Address: Office of Planning  
401 Bosley Ave. 4th Fl.  
Towson, Md.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave.  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ 15  
Summoned: 1/10/91, 19 91  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

*Norman H. Pigeonack Jr.*  
Baltimore Co

93-11117 6-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Associates  
Limited Partnership  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. \_\_\_\_\_

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Wednesday January 16 at 10 a.m. at Room 301, located at County Office Bldg. and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.

Witness: Mr. Ronald Fletcher  
Address: DEPREM, Hannah More Center  
12035 Reisterstown Rd.  
Reisterstown, Md.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave.  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ \_\_\_\_\_  
Summoned: \_\_\_\_\_, 19 \_\_\_\_\_  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

93-11117 6-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Associates  
Limited Partnership  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. \_\_\_\_\_

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Witness: Jack Dillon  
Address: Office of Planning  
401 Bosley Ave. 4th Fl.  
Towson, Md.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave.  
Towson, Md. 825-6960

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*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ \_\_\_\_\_  
Summoned: \_\_\_\_\_, 19 \_\_\_\_\_  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

93-11117 6-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Assoc. Ltd. Part.  
N.E. Corner Butler &  
Glenmorris Rds.  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. 90-72 SPH  
\* CASE NO. 91-32 A

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Witness: Pat Keller  
Address: Office of Planning  
4th Fl. Co. Cts. Bldg.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave. #105  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ 30  
Summoned: 7/30/91, 19 91  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

93-11117 42-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Associates  
Limited Partnership  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. \_\_\_\_\_

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Witness: Pat Keller  
Address: Office of Planning  
401 Bosley Ave. 4th Fl.  
Towson, Md.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave.  
Towson, Md. 825-6960

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*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ 15  
Summoned: 1/10/91, 19 91  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

*Norman H. Pigeonack Jr.*  
Baltimore Co

93-11117 6-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Associates  
Limited Partnership  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. \_\_\_\_\_

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Witness: Pat Keller  
Address: Office of Planning  
401 Bosley Ave. 4th Fl.  
Towson, Md.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave.  
Towson, Md. 825-6960

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*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ \_\_\_\_\_  
Summoned: \_\_\_\_\_, 19 \_\_\_\_\_  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

93-11117 6-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Assoc. Ltd. Part.  
N.E. Corner Butler &  
Glenmorris Rds.  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. 90-72 SPH  
\* CASE NO. 91-32 A

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Witness: John McGrain  
Address: Balto. Co. Landmarks Comm.  
401 Bosley Ave. Towson

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave. #105  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ 30  
Summoned: 7/30/91, 19 91  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

93-11117 6-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Associates  
Limited Partnership  
\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* BALTIMORE COUNTY  
\* CASE NO. \_\_\_\_\_

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Witness: John McGrain  
Address: Balto. Co. Landmarks Comm.  
401 Bosley Ave. Towson, Md.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave.  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*Kathleen C. Budenhammer*  
County Board of Appeals of  
Baltimore County

Cost: \$ 15  
Summoned: 1/10/91, 19 91  
Not served: \_\_\_\_\_, 19 \_\_\_\_\_

Sheriff of Baltimore County

93-11117 6-NV 16

STANDARD INDUSTRIAL GROUP

CHANDLER

IN THE MATTER OF  
Glyndon Associates  
Limited Partnership  
BEFORE THE  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY  
CASE NO. \_\_\_\_\_

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Witness: John McGrain  
Address: Balto. Co. Landmarks Comm.  
401 Bosley Ave. Towson, Md.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave.  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*John McGrain*  
County Board of Appeals of  
Baltimore County

Cost: \$ \_\_\_\_\_  
Summoned: \_\_\_\_\_, 19 \_\_\_\_  
Not served: \_\_\_\_\_, 19 \_\_\_\_  
Sheriff of Baltimore County

50-11117 6-11117 16

STANDARD & SHERIFF ALTHROD  
CHESBURY

IN THE MATTER OF  
Glyndon Assoc. Ltd. Part.  
N.E. Corner Butler &  
Glennmorris P.  
BEFORE THE  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY  
CASE NO. 90-72-SPH

SUBPOENA

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Witness: Joe Moranto  
Address: Office of Current Planning  
First Fl. Co. Office Bldg.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave. #105  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*Kathleen E. Wiedersheim*  
County Board of Appeals of  
Baltimore County

Cost: \$30.00  
Summoned: 7/27, 1991  
Not served: \_\_\_\_\_, 19 \_\_\_\_  
Sheriff of Baltimore County

50-11117 92-700 16

STANDARD & SHERIFF ALTHROD  
CHESBURY

IN THE MATTER OF  
Glyndon Assoc. Ltd. Part.  
N.E. Corner Butler &  
Glennmorris Rds.  
BEFORE THE  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY  
CASE NO. 90-72-SPH

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Tuesday July 30, 1991 at 10 a.m. at Room 301, located at Hearing Rm. County Office Bldg. 3rd Floor and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.

Witness: Mr. Tom O'Brecht  
Address: 2475 Deereco Rd. Suite 400  
Timonium, Md. 21093

NOTE: See attached instructions on  
leaves to be furnished to  
law offices of J. Carroll  
Holzer no later than Friday,  
July 26, 1991.

Name: J. Carroll Holzer  
Firm: Holzer, Maher & Demilio  
Address: 305 W. Chesapeake Ave. #105  
Towson, Md. 825-6960

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

*Kathleen E. Wiedersheim*  
County Board of Appeals of  
Baltimore County

Cost: \$30.00  
Summoned: 7/27, 1991  
Not served: \_\_\_\_\_, 19 \_\_\_\_  
Sheriff of Baltimore County

*Monica M. Repewich*  
Sheriff of Baltimore County

50-11117 92-700 16

STANDARD & SHERIFF ALTHROD  
CHESBURY

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

July 24, 1991

J. Carroll Holzer, Esquire  
HOLZER, MAHER & DEMILIO  
305 W. Chesapeake Avenue, Suite 105  
Towson, MD 21204

Re: Case No. 90-72-SPH and 91-32-A  
Glyndon Assoc Ltd Partnership

Dear Mr. Holzer:

In response to your letter dated July 1, 1991, the Board will grant your request and provide one additional hour on another date (said date to be determined at the close of proceedings on July 30, 1991) to permit the testimony of the key witness for protestants as referenced in your July 1st correspondence.

Very truly yours,

*William T. Hackett*  
William T. Hackett, Chairman  
County Board of Appeals

/kcw

cc: John B. Howard, Esquire  
People's Counsel for Baltimore County  
Mr. Mark Laken

VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D.C.  
MCLEAN, VA  
ROCKVILLE, MD  
BEL AIR, MD  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21285-5517  
(301) 823-4111  
FAX (301) 821-0147

June 5, 1990

WRITER'S DIRECT NUMBER IS  
301 494-9179

J. Robert Haines  
Zoning Commissioner  
County Office Building, 1st Floor  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: IN RE: Petition for Special Hearing, NE/Corner  
of Butler & Glennmorris Roads (Glyndon Square),  
Fourth Election District, Third Councilmanic  
District, Case No. 90-72-SPH

Dear Commissioner Haines:

On behalf of Glyndon Associates Limited Partnership, c/o P.P. Obrecht Management Company, 9475 Deereco Road, Timonium, Maryland 21093, Petitioner, and pursuant to Section 22-32 of the Baltimore County Code, kindly enter an appeal from the "Findings of Fact and Conclusion of Law" dated May 7, 1990, referenced above, in which you denied Petitioner's Petition for Special Hearing.

Very truly yours,

*John B. Howard*  
John B. Howard

JBH/jhr  
cc: H. John Bremermann, III, Esquire  
Robert A. Hoffman, Esquire  
J. Carroll Holzer

VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D.C.  
MCLEAN, VA  
ROCKVILLE, MD  
BEL AIR, MD  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21285-5517  
(301) 823-4111  
FAX (301) 821-0147

March 4, 1991

WRITER'S DIRECT NUMBER IS  
494-9162

William T. Hackett, Chairman  
County Board of Appeals  
of Baltimore County  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 1 90-72-SPH; Glyndon Assoc. Ltd  
Partnership

Dear Mr. Hackett:

On behalf of the Petitioner, it is respectfully requested that the Board reschedule the referenced case for hearing at the earliest possible date.

If you have any questions or comments please do not hesitate to contact me.

Yours truly,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH/cac

cc: People's Counsel for Baltimore County  
J. Carroll Holzer, Esquire  
H. John Bremermann, III, Esquire

VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D.C.  
MCLEAN, VA  
ROCKVILLE, MD  
BEL AIR, MD  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21285-5517  
(301) 823-4111  
FAX (301) 821-0147

July 29, 1991

WRITER'S DIRECT NUMBER IS  
494-9162

HAND-DELIVERED

William T. Hackett, Chairman  
County Board of Appeals  
for Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Glyndon Associates Limited Partnership  
Case Nos.: 91-32-A, 90-72-SPH

Dear Mr. Hackett:

This letter will serve as a notice of withdrawal of this firm's and my appearance in the referenced case. Glyndon Associates Limited Partnership will be proceeding on its own behalf at the hearings scheduled tomorrow.

Thank you for your attention to this matter.

Yours truly,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH/tls

cc: H. John Bremermann, III, Esquire  
J. Carroll Holzer, Esquire

COUNTY CLERK  
91 MAR-5 11:11 33



RONALD L. MAHER  
J. CARROLL HOLZER  
CAROLE S. DEMILLO  
OF COUNSEL  
J. HOWARD HOLZER

LAW OFFICES  
HOLZER, MAHER, & DEMILLO  
300 W. CHESAPEAKE AVENUE  
SUITE 105  
TOWSON, MARYLAND 21204  
(410) 825-4900

WASHINGTON, D.C. OFFICE  
235 SHORSHAM BUILDING  
801 14TH STREET, N.W.  
WASHINGTON, D.C. 20005  
PLEASE REPLY TO:

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ZONING OFFICE

Mr. Robert Haines  
Zoning Commissioner  
Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Petition for Special Hearing, Item No. 90-72-SPH,  
No. 529, Glyndon Square Shopping Center

Dear Mr. Haines:

Please be advised that I have just been contacted by Mr. Laken, a neighbor of the Glyndon Square Shopping Center, who desires me to represent him in the hearing presently scheduled for August 31, 1989 at 2:00 p.m.

As you know I have a number of cases set for the week before and that week involving hearings before yourself. I also had made arrangements to leave town on Thursday, August 31, 1989 for an extended Labor Day weekend. I would therefore appreciate your consideration of a postponement of that date, particularly in view of the fact that this property has not yet been posted to my understanding. Thank you very much for your consideration.

Very truly yours,

J. Carroll Holzer

cc: Mark & Sandra Laken

JCH/blt

September 7, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. 90-72-SPH  
Glyndon Square  
Butler and Glenmorris Roads

Dear Mr. Haines:

I am writing this letter in support of the Petition and Plan filed by the Glyndon Associates Limited Partnership to permit additional parking behind the Glyndon Square Shopping Center. As a tenant in the Center and a member of the Glyndon business community, it is important to provide additional parking to relieve congestion and traffic circulation at the Center.

It is our understanding that upon installation of the additional parking, it will be utilized by employees of the Center, leaving the existing parking area in front of the Center available for customer and client use.

We do not believe that the proposed location of the parking area will in any way adversely impact the neighborhood, and appropriate landscaping at the perimeter of the parking area is provided.

We will be unable to attend the hearing, but trust this correspondence will serve as our testimony in support of the additional parking.

Very truly yours,

GLYNDON SQUARE VIDEO

By: Bruce L. Heckman  
Bruce L. Heckman

RECEIVED  
OCT 23 1989

ZONING OFFICE



REISTERSTOWN • OWINGS MILLS • GLYNDON

CHAMBER OF COMMERCE

Established 1949

RECEIVED  
SEP 18 1989

ZONING OFFICE

September 14, 1989

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Reisterstown Federal Savings Bank  
Wanda Haddad, Vice President  
C/Owner, Peter & Lynn Reister  
Bryan Grodzinski, Treasurer  
The Bank of Baltimore  
Robert Frank, First Vice President  
Ritz of Frank, Homebased/Law  
Gordon K. Hadden, Jr.  
Second Vice President  
Gordon K. Hadden & Son Insurance  
Debra Barrett, Secretary  
C/Owner, Peter & Lynn Reister  
Bob Barrett, Past President  
C/Owner, Peter & Lynn Reister  
Commercial/Industrial

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Automatic Data Processing  
Tom Chatterlain  
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Jan Dusey  
Barbara Flecker  
Village Center &  
Landmark Foods & Accessories  
Law Firm  
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Pleasant Auto Rental

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Mr. J. Robert Haines  
Baltimore County Zoning Commissioner  
County Office Building  
111 W. Chesapeake Ave.  
Towson, MD 21204

Re: Petition for Special Hearing Case No. 90-72-SPH  
Glyndon Square  
Butler and Glen Morris Roads

Dear Mr. Haines:

The Reisterstown/Owings Mills/Glyndon Chamber of Commerce supports the Petition and Plan filed by the Glyndon Associates Limited Partnership to permit additional parking behind the Glyndon Square Shopping Center.

Additional parking as shown on the attached plan will relieve congestion and improve traffic circulation at the center enhancing the accessibility of customers and tenants.

The proposed location of the landscaped parking area should not adversely impact the neighborhood. It is behind the existing center next to the railroad tracks and not visible from Butler Road.

This correspondence serves as our testimony in support of the additional parking. Thank you for your consideration.

Sincerely,

John Salony  
John Salony, President  
Chamber of Commerce

Executive Offices: 10451 Mill Run Circle, Suite 400 • Owings Mills, Maryland 21117  
(301) 356-2888 • (301) 356-8830

RECEIVED  
SEP 15 1989  
R. FRED K. OBRECHT

September 15, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. 90-72-SPH  
Glyndon Square  
Butler and Glenmorris Roads

Dear Mr. Haines:

I am writing this letter in support of the Petition and Plan filed by the Glyndon Associates Limited Partnership to permit additional parking behind the Glyndon Square Shopping Center. As a tenant in the Center and a member of the Glyndon business community, it is important to provide additional parking to relieve congestion and traffic circulation at the Center.

It is our understanding that upon installation of the additional parking, it will be utilized by employees of the Center, leaving the existing parking area in front of the Center available for customer and client use.

We do not believe that the proposed location of the parking area will in any way adversely impact the neighborhood, and appropriate landscaping at the perimeter of the parking area is provided.

We will be unable to attend the hearing, but trust this correspondence will serve as our testimony in support of the additional parking.

Very truly yours,

ABCO INSURANCE AGENCY, LTD.

By: Anthony J. Martini  
Anthony J. Martini

RECEIVED  
OCT 26 1989

ZONING OFFICE

PAUL F. WOODEN, P.A.  
ATTORNEY AT LAW

31 LOVETON CIRCLE  
TAYLOR TECHNOLOGIES BUILDING  
SPARKS, MD 21152  
(301) 472-4339

4716 BUTLER ROAD  
POST OFFICE BOX 38  
GLYNDON, MD 21201  
(301) 433-3155

June 26, 1991

County Board of Appeals of Baltimore County  
County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, MD 21202

Re: Case No. 90-72-SPH & Case No. 91-32-A

Dear Appeals Board:

September 2, 1989

Mr. J. Robert Haines  
Zoning Commission  
Office of Planning and Zoning  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
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We will be unable to attend the hearing, but trust this correspondence will serve as our testimony in support of the additional parking.

Very truly yours,

DOROTHY Z. TRACEY SPORTSWEAR, INC.

By: Jo Ann Tracey  
Jo Ann Tracey

SEP 11 1989  
ZONING OFFICE

September 7, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. 90-72-SPH  
Glyndon Square  
Butler and Glenmorris Roads

Dear Mr. Haines:

I am writing this letter in support of the Petition and Plan filed by the Glyndon Associates Limited Partnership to permit additional parking behind the Glyndon Square Shopping Center. As a tenant in the Center and a member of the Glyndon business community, it is important to provide additional parking to relieve congestion and traffic circulation at the Center.

It is our understanding that upon installation of the additional parking, it will be utilized by employees of the Center, leaving the existing parking area in front of the Center available for customer and client use.

We do not believe that the proposed location of the parking area will in any way adversely impact the neighborhood, and appropriate landscaping at the perimeter of the parking area is provided.

We will be unable to attend the hearing, but trust this correspondence will serve as our testimony in support of the additional parking.

Very truly yours,

ROLAND PARK FLORIST

By: Janice L. Cashman  
Janice Cashman

September 6, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. 90-72-SPH  
Glyndon Square  
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Very truly yours,

WITH YOU IN MIND

SEP 12 1989  
ZONING OFFICE

By: Michael John  
Michael John

By: Kathy Jehn  
Kathy Jehn

September 1, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. 90-72-SPH  
Glyndon Square  
Butler and Glenmorris Roads

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Very truly yours,

SANTONI'S, INC.

SEP 5 1989  
ZONING OFFICE

By: Louis Santoni  
Louis Santoni

June 26, 1991

County Board of Appeals of Baltimore County  
County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, Maryland  
21202

RE: CASE NO: 90-72-SPH  
CASE NO: 91-32-A

Dear Appeals Board:

I am writing to oppose the granting of business parking in an R.C. 5 zone and to oppose the granting of a parking variance at Glyndon Square Shopping Center. As a resident of Glyndon, I do not believe that approving either parking request will be beneficial to the public health, safety and general welfare of our community.

In earlier hearings the owner's stated purpose for these requests was to provide leasing flexibility. I cannot believe that additional parking or a variance would be granted in the face of substantial opposition for the sole purpose of providing a private developer leasing flexibility.

There are numerous violations which have previously been filed with the health department relating to garbage, trash and improper dumping of grease at the rear of Glyndon Square. The combined efforts of the community association, area residents and the health department have not been successful as yet in correcting these deplorable conditions. Granting either of these requests would allow another restaurant tenancy at a time when the existing restaurant presents a clear and obvious threat to the public health of Glyndon.

I urge you to oppose business parking in an R.C. 5 zone and oppose the parking variance for Glyndon Square.

Sincerely,

Elizabeth L. Churchill  
6 Worthington Hill Drive  
Glyndon, Md. 21071  
Phone 833-0256

June 26, 1991

County Board of Appeals of Baltimore County  
County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, Maryland  
21202

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Sincerely,

Donald L. Blinworth  
6 Worthington Hill Drive  
Glyndon, Md. 21071  
Phone 833-0256

JACK H. SCHEVER  
301 CENTRAL AVENUE  
GLYNDON, MD 21071

June 26, 1991

County Board of Appeals of Baltimore County  
County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, Maryland  
21202

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CASE NO: 91-32-A

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I urge you to oppose business parking in an R.C. 5 zone and oppose the parking variance for Glyndon Square.

Sincerely,

Jack H. Schever  
Darlene M. Schever

June 26, 1991

County Board of Appeals of Baltimore County  
County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, Maryland  
21202

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CASE NO: 91-32-A

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I urge you to oppose business parking in an R.C. 5 zone and oppose the parking variance for Glyndon Square.

Sincerely,

James R. Woodson  
4716 Sullivan Road  
Glyndon, Md. 21071



Darlene Scheyer  
301 Central Avenue  
Glyndon, MD 21071  
November 25, 1989

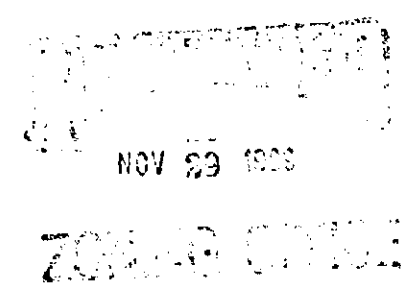
Commissioner J. Robert Haines  
Baltimore County Department of Planning & Zoning  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Commissioner Haines,

I am writing to make you aware of my complete opposition to the proposed use of RC-5 land for commercial parking, as requested by Glyndon Square Associates in case # 90-72 SPH. Glyndon seems to be suffering the ill effects and decline that inevitably seems to follow retail development. Must we always be objecting to the erosion of your residential community at zoning hearings? Infill, commercial zoning, traffic, town-centers.....all of this is progressing without adequate consideration for the existing community and impact of decisions on the quality of life in those communities.

Sincerely,

*Darlene Scheyer*  
Darlene M. Scheyer



301 Central Avenue  
Glyndon, MD 21071  
November 25, 1989

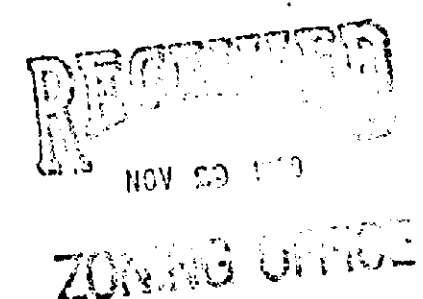
Commissioner J. Robert Haines  
Baltimore County Department of Planning & Zoning  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

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Sincerely,

*Jack Scheyer*  
Jack Scheyer



4900 Butler Road  
Glyndon, Maryland 21071

October 17, 1989

Honorable J. Robert Haines  
Zoning Commission for Baltimore County  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Hearing #90-72 SPH  
Proposed Glyndon Square Parking Expansion

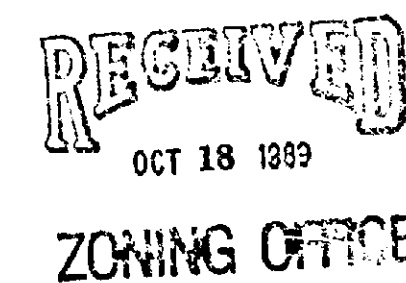
Dear Commissioner Haines:

We write to advise you that we strongly oppose the additional parking that has been requested at the Glyndon Square Shopping Center.

My wife and I live behind the Glyndon Square Shopping Center and would be most negatively affected if this request is granted. We live in a 118 year old Victorian manor house that is probably the most significant home in Glyndon. Our house is approached by driving parallel to the rear of the shopping center for about 350 feet before turning down a gravel drive which leads to a circular driveway that goes to our house. This approach presently runs directly behind the shopping center and then, via easement, through the proposed parking area which ends at the top of our circular drive.

Our house was built in 1871 by Samuel Townsend, one of the founders of Glyndon. It is an 18 room Victorian manor house with seven bedrooms, seven fireplaces, twelve foot high ceilings, large original wooden pocket shutters and doors with old brass hinges and doorknobs, original stained glass, plaster medallions in the ceilings, servant call bells and rear stair, third floor servants wing and a large covered front porch with white columns. In short, it is just a very, very special house that exudes history and charm. It doesn't make any sense to us to destroy the approach to and vista of this truly special house in Glyndon's rich history by approving a parking lot that is unlikely to be used by anyone due to its location behind the existing parking in the rear of the shopping center which is presently being used in a very limited way.

The owners and tenants of Glyndon Square have a poor maintenance record on the rear of the shopping center. Many trees that had died or been damaged were not replaced for over a year. Garbage, trash and debris are frequently found in the rear of the center. For over two years, one tenant poured grease down a storm drain which empties into a storm water management pond. One of the owners of the shopping center told me "There's always one side of a property that is not maintained as well as the others." If their maintenance on the rear of the center is poor, how can we expect anything better if this proposed parking is granted?



Honorable J. Robert Haines  
October 17, 1989  
Page 2 of 2

If approved, this additional parking will bring harsh lights and loud noises. We presently see the lights and hear noises from the shopping center. Granting this parking would make these situations much, much worse.

The distant location of these proposed spaces means that no customers would ever use them and employees only would after all of the spaces to the rear and sides of Glyndon Square were filled. By their count, there are presently 80 parking spaces to the rear and on the sides of Glyndon Square. How many employee parking spaces does a tiny neighborhood shopping center really need? We have never seen more than 15 cars parked in the rear of the center in the 2 1/2 years we have lived behind Glyndon Square, and we ride past many times each day. They indicate they have 39 spaces presently to the rear of Glyndon Square. Who will ever use these proposed new spaces?

The shopping center has attracted skateboarders and strangers who hang around at times. The grocery store has been broken into and robbed on a number of occasions. Last Wednesday night a woman was approached on the Glyndon Square parking lot by two men demanding money. When she said she had none and was going to the bank money machine to get some, they attacked her and slashed her throat with a knife. She was able to get to help and was flown to the shock-trauma unit in Baltimore where she was treated. Incidents such as this one cause customers and employees alike to want to park their cars in front of the shopping center. If customers and employees won't use these proposed spaces, perhaps skateboarding kids, undesirables and criminals will. That would be tragic, not only for us but for all of Glyndon.

We urge you to reject this application because of the reasons stated above. Adding parking spaces in a location where no one will use them just doesn't make any sense.

Sincerely,

*Mark Laken*  
Mark Laken

*Sandy Laken*  
Sandy Laken

GLYNDON COMMUNITY ASSOCIATION  
P.O. BOX 52  
GLYNDON, MARYLAND 21071

October 20, 1989

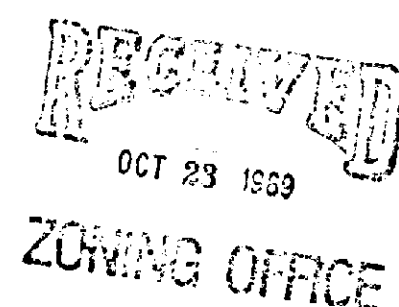
Honorable J. Robert Haines  
Zoning Commissioner for Baltimore County  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Hearing #90-72-SPH  
Glyndon Square Proposed Parking Expansion

Dear Commissioner Haines:

I am writing to inform you that the Glyndon Community Association voted emphatically by a vote of 36 to 1 to oppose the expanded parking requested by Glyndon Square at a special meeting of the membership held on August 10, 1989. This meeting was held in accordance with the established by-laws of the Association. The lone vote in favor was cast by a merchant of Glyndon Square. This overwhelming rejection of the proposed business parking on residentially zoned land was based upon the following reasons:

1. We strongly oppose additional commercial development on land which is not zoned for commercial uses.
2. We residents of Glyndon, the first officially designated historic district in all of Baltimore County, are unusually proud of our historic heritage. The land that is proposed for the additional business parking is in the national historic district and the Baltimore County landmarks district. Permitting historically designated RC-5 zoned land to be used for commercial purposes would be totally inconsistent with the history and tradition of our community.
3. Sixty seven percent (67%) of the parking spaces to the rear of Glyndon Square are rarely, if ever, used. They are never used by customers of the shopping center and are used only by some employees at times. The proposed sixty four (64) additional parking spaces would all be located even further from the shopping center than the underutilized spaces in the back of the shopping center. This parking as presently submitted would mean that 103 parking spaces out of 239 would be behind the shopping center. A total of forty three percent (43%) of the available parking for Glyndon Square would be behind the stores, and a full sixty percent (60%) of the parking would be to the side and rear of the stores. This parking arrangement would not benefit the public in any way.



Honorable J. Robert Haines  
October 20, 1989  
Page 2 of 2

4. One of the oldest and most significant Victorian homes in Glyndon is situated behind Glyndon Square. The proposed additional parking would severely encroach on the approach to this 118 year old Victorian mansion and would be a perpetual eye-sore for years and years to come. This is particularly distressing when you consider that this proposed parking will likely never be used for parking by anyone.
5. On a number of occasions, teenagers and others have been seen skateboarding or just hanging around the Glyndon Square parking lot both during the day and at night. The last thing the community needs is that this proposed parking lot will turn into a hangout that could attract not only area residents but undesirable outsiders as well.

We urge you to reject this request for the compelling reasons stated above.

Sincerely,

GLYNDON COMMUNITY ASSOCIATION

*Mark Laken*  
Mark Laken  
President

October 20, 1989

Commissioner J. Robert Haines  
Baltimore County Department of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Dear Commissioner Haines:

I am completely opposed to the use of RC-5 land in Glyndon for commercial parking as requested by Glyndon Square Associates in case #90-72 SPH.

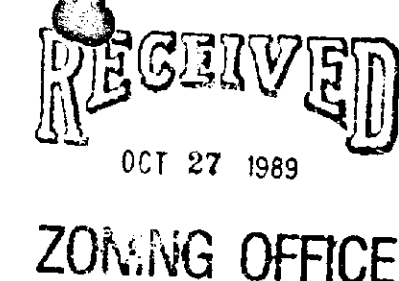
As proposed, this parking lot, located a good distance behind the shopping center, would only serve to attract trouble, particularly at night.

Glyndon has already begun to suffer the ill effects of decline, many spurred by the presence of Glyndon Square. Already the west and rear parking lots are producing problems. Young people and strangers have been frequently spotted skateboarding, igniting fireworks, drinking (in and out of cars) and lurking around after all shops are closed. These parking lot problems, several burglaries and last week's throat slashing at the shopping center are all warning signs to our residents that our neighborhood is being threatened by what developers and county officials often call "progress".

Even if the center owners were to claim that shop employees would park in the far rear lot, I believe that, once built, it would be mostly vacant like the spaces in the existing rear lot generally are. Human nature encourages people to park in front of shopping centers, not behind them. And now, especially since last week's violent crime, the possibility that employees or customers would use such a remote parking lot is far less likely.

Building this parking lot would also destroy the approach to the house constructed by the founder of Glyndon - one thought to be the grandest in this entire area. A zoning decision years ago permitted the carving away of this estate for Glyndon Square. There is, however, a slight buffer now protecting this Victorian country estate. This useless parking lot would remove that buffer and expose this beautiful historic home to a multitude of new problems, including burglary, vandalism, constant curiosity seeking, teenage partying, etc.

Since the construction of the Northwest Expressway, constant pressures to over-develop have overwhelmed Glyndon and its residents. We want to preserve a lifestyle that is positive and healthy physically, mentally and emotionally - one that nurtures values that give strength to individuals and to communities. This is a lifestyle that other people are longing for as demonstrated by the nostalgia craze of the past decade and by the rehabilitation nationwide of real neighborhoods where people can feel connected to their communities and to each other.



Commissioner J. Robert Haines  
October 20, 1989  
Page 2 of 2

While Glyndon was once a strong and viable community, it is on the brink of losing that special quality that many other communities are trying to capture. This is due in part to adverse zoning decisions which have created changes that have chipped away piece by piece at the cement that held Glyndon together and made it a very special place to live. When people lose confidence that a community can be preserved because of planning, liquor, traffic and zoning decisions that are contrary to community plans and desires, they get frustrated and move out of our community because they have lost faith that their government cares about them.

We in Glyndon need the support of the zoning commission and other bodies to help keep our community the healthy, cohesive "town" that it is. Please help us prevent yet another attack in our enviable way of life. Please deny this request by Glyndon Square Associates to construct another parking lot - one that surely would produce only negative results.

Sincerely,

*Larry W. Long, CRU*  
4922 Butler Rd.  
21071

VERNON M. R. LEWIS  
4722 BUTLER ROAD  
GLYNDON, MARYLAND 21071

RECEIVED  
OCT 27 1989

ZONING OFFICE

Commissioner J. Robert Haines  
Planning and Zoning Department  
111 W. Chesapeake Ave.  
Towson, Md. 21204

Dear Sir:

I am opposed to the use of RC-5 land in Glyndon for commercial parking. This is case #90-72 SPH.

Why am I opposed? Bad zoning is eroding the residential community of Glyndon! Government officials have a responsibility to citizens to make government by the people and for the people! We need your help to assure that this happens!

Most of our problems in this OLD residential community have been brought on due to the greed of a handful of individuals. The shopping center zoning should have never been granted, to start with! However, it was and it is here! But, let's at least make the best of a bad situation. That means that the county officials must not allow the commercial zoning to spread even further! Please prevent this spread by not permitting any change in the RC-5 zoning. (That includes not allowing for a parking lot that would hold some cars but just not as many as requested.)

The shopping center owners still need to do a better job of landscaping, i.e. putting up trees to buffer the center along the side that is near the railroad--the approach to Glyndon from Reisterstown is unsightly, at best! The developer removed trees along Glen Mar Drive when grading and has never put in enough new ones between there and the fire hall's parking lot to eliminate the ugly appearance of concrete. The parking spaces between the bank and Butler Road were not to be there but are--and have not been removed, even though repeatedly asked to comply! SO, WHY GRANT MORE TO THE DEVELOPER UNTIL HE CAN COMPLY WITH CURRENT EXPECTATIONS? The developer has a moral and legal obligation to the residents of Glyndon.

PLEASE HELP PRESERVE THIS HISTORIC COMMUNITY! DO NOT CONTINUE TO ALLOW COMMERCIALISM TO BROKE GLYNDON!

Sincerely,  
Vernon M. Lewis

I urge you to consider the welfare of a stable community that, for many years, has worked positively to re-inforce its fine quality of life.

Please deny the request by Glyndon Square Associates for this parking lot which only can have negative effects of the community, both immediately, and for years to come.

Yours very truly,  
Eleanor H. Taylor  
Box 43  
Glyndon, Md., 21071

Com. J. Robert Haines  
Balto. Co. Dept. Planning & Zoning  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Dear Mr. Haines:

I am opposed to the use of RC-5 land in Glyndon, for commercial parking as requested by Glyndon Square Associates in case # 90-72SPH. Once residential land is blacktopped it is gone forever for any residential purpose.

I frequent Glyndon Square shopping center and have never had a problem parking in the front of the center, and always, there are many empty spaces in the back. I urge you to deny this unnecessary and potentially harmful request.

Sincerely,  
Nan T. Kaestner  
Nan T. Kaestner

Nan T. Kaestner  
Box 3608  
Glyndon, Maryland 21071  
833-2418

RECEIVED  
OCT 23 1989  
ZONING OFFICE

Glyndon, Md., 21071  
Oct. 23, 1989

Dear Mr. Haines:

I am writing to express my complete opposition to the proposal by Glyndon Square Associates that commercial parking be permitted on a parcel of RC-5 land in Glyndon, to the rear of Glyndon Square Shopping Center.

To lose residential land is as deleterious to a community and to the county as it is to lose farm land. Glyndon, moreover, is an historic district in Baltimore county and is on the National Register of Historic Places.

We would hope that various departments of Baltimore county would work to support and enhance these designations instead of, by zoning decisions, chip away the sound, caring, responsible community that Glyndon has been for well over a century.

Furthermore, the additional parking is not needed, nor would it be used. I, personally, observe the parking situation each time that I visit the Center.

At now time are all the front spaces filled. At all times there is an average of 40-45 empty spaces on the sides and in the rear.

Who would park in spaces that are even farther in the rear? I urge you to deny this request for commercial parking.

Yours very truly,  
George B. Taylor  
George B. Taylor  
Glyndon, Md., 21071

RECEIVED  
OCT 23 1989  
ZONING OFFICE

Glyndon, Md.  
Oct. 21, 1989

Comm. J. Robert Haines  
Baltimore County Department of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Md., 21204

ZONING OFFICE

I am opposed to the use of RC-5 land in Glyndon for commercial parking, as requested by Glyndon Square Associates in case #90-72 SPH.

Here are the reasons for my opposition:

1. Glyndon is an historic district in Baltimore county -- the first in fact-- and also is on the National Register of Historic Places. Loss of residential land to commercial use is irreparable in any neighborhood but in an historic district, it is especially detrimental. We would hope that the county would help us to strengthen and preserve such a district, rather than to grant a request which, in effect, would turn the land into commercial use forever.

2. Present parking areas at Glyndon Square are under-utilized on the sides and back. I know this to be a fact from personal observation over a long period of time. To construct parking areas even further to the rear of the center is a useless move. Such an area, a good distance behind the center, could serve to turn out loitering and other problems, particularly at night.

3. Construction of Glyndon Square already has brought problems to the community: i.e., a woman recently had her throat cut as she attempted to use a Glyndon square bank machine at night. Other problems -- skateboarding, drinking in and out of cars, and persons lurking in the area after the shops are closed are other evidences of the undesirable problems that have come to Glyndon as by-products of the shopping center. Added parking areas would only invite more problems.

4. Since completion of the Northwest Expressway, there has been continuing pressure to overdevelop Glyndon, to the detriment of the unique and positive lifestyle that has distinguished our community for more than 115 years. Zoning decisions, which are in opposition to the desires of the people who live in the community add to this pressure.

5. Construction of the parking lot would destroy the approach to a Victorian mansion constructed by the founder of Glyndon. A former zoning decision permitted division of the estate for Glyndon Square. The proposed parking lot would destroy the slight buffer which protects the house from the shopping center.

M.H.

222 Central Ave.  
Glyndon, Md. 21071  
August 23, 1989

Mr. J. Robert Haines, Zoning Commissioner  
111 Chesapeake Avenue  
Towson, MD. 21204  
Re: Case 90-72-SPH 539

Dear Mr. Haines:

I am writing to urge you to deny the request of P. Fudnick, Abraham & Son for permission to establish a parking lot on property (adjacent to Glyndon Square) which is now zoned residential.

It is my understanding that the existing parking area at Glyndon Square includes the full number of spaces recommended by the County's Department of Planning and Zoning as being sufficient for the shopping center. Therefore it appears to me that Abraham's request is a subterfuge to obtain more space for the present tenants of the shopping center than they would be entitled to under the Planning Department's guidelines. To grant the request would circumvent these guidelines which, presumably, have been established for sound reasons, after careful study, and which should be upheld.

Furthermore, to permit the use of residential property for non-residential purposes would establish a dangerous precedent that could result, over a period of time, in the increased commercialization of Glyndon. Glyndon is listed on the National and Maryland Registers of Historic Places, and it is the first community to be designated as an historic district by the Baltimore County Landmarks Commission. In order to preserve the identity which marks it as an historic district, it is essential that Glyndon's residential property be retained for residential use and not converted to commercial use.

I urge you to DENY the request made by P. Fudnick, Abraham & Son in Case 90-72-SPH 539.

THANK YOU

Yours truly,  
Martha S. Healy

Dear Mr. Haines,  
Once again, Glyndon residents seek your help in maintaining the uniqueness of our fragile community. We urge you to oppose the use of RC-5 land for commercial parking in case # 90-72 SPH.

As a Historic District, and listed on the National Register of Historic Places, we feel Glyndon deserves special consideration in zoning judgements.

The proposed parking lot is un-needed and not a proper use for land zoned residential.

10/17/89  
Dear Mr. Haines,  
I am writing concerning the special hearing for Case # 90-72-SPH. It involves the construction of a parking lot on residentially zoned land in Historic Glyndon. I am against



Mr. J. Robert Haines,  
111 Chesapeake Ave.,  
Towson, MD 21204

Dear Mr. Haines,

#### "Parking Problems"

Skinny building lots, now more parking...  
Money, money, money,  
hacking at my neighborhood,  
Is not the least bit funny.

Glyndon's a thorn in the side  
of developers and government.  
But, a rose among the thorns  
is a more accurate assessment.

The latest briar to prick and poke us  
is more parking behind Glyndon Square.  
Mr. Haines, let's examine human nature  
in a way that's realistic and fair.

When it comes to parking-- day or night,  
People are quite, quite lazy.  
In the front, close to the door;  
Park in the back?! Don't be crazy!

The spaces behind the stores  
remain nearly empty now.  
Why build more spaces in the back?  
How will it help merchants? How?

Leave the parking lot just like it is.  
Then, give Mr. Obrecht a clue---  
Make all employees and store owners park in the rear,  
With extra spaces in front, it'll seem big and new!

Thought you're probably really tired  
of reading all those letters.  
So, I put my feelings in a poem.  
(Even bad poetry sounds a little better??)

Sincerely,  
Sharon Herb  
Sharon Herb (Mrs.)

312 Central Ave.  
Glyndon, MD 21071  
October 10, 1989

RECEIVED  
OCT 11 1989

ZONING OFFICE

90-72-SPHA

## Glyndon parking battle continues

Lynn Honeywell

An appeal seeking rejection of the expansion of the rear parking lot of Glyndon Square Shopping Center into land zoned for residential development was dismissed with scant discussion July 30 by the county's Board of Appeals.

The Glyndon Community Association, an array of historical groups—including Historic Glyndon Inc. and the county's Landmark Preservation Commission—united against the addition of 53 spaces to the parking lot.

They said it would spoil the tree-lined approach to the adjoining Laken House, which was built and lived in by Samuel Townsend, one of the founders of Glyndon.

Construction would raise a tree

However, the Board of Appeals dismissed the appeal for a variance without addressing the historical preservation issue because the partnership could not show a current need for the extra parking spaces.

When Glyndon Associates Limited petitioned the county's zoning commissioner for the expansion in December 1989, the partnership had a more urgent desire for the extra parking space because they were trying to acquire a prospective tenant, a Chinese restaurant.

County regulations require more parking for restaurants than for retail businesses.

Currently, the 20-year-old shopping center doesn't have room for another restaurant in addition to Fratelli's, because 90% of its space is leased.

But the Glyndon Associates partnership wants to be prepared in case it needs another restaurant tenant in the future, said John Brennermann, the partnership's only representative at the hearing.

"If one of the tenants were to

vacate," a prospective tenant doesn't want to wait six months for another variance hearing, Brennermann told the Board of Appeals. Brennermann is vice president of P.F. Obrecht, the managing general partner of the partnership.

However, the partnership is pursuing another course in its quest for future restaurant parking. Last October, it was granted a variance by then Zoning Commissioner J. Robert Haines that would allow its 175 parking spaces to count as 244 spaces.

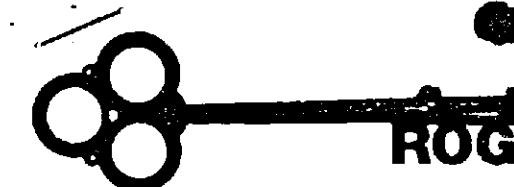
The residents are appealing this decision, which was contested before the Board of Appeals on July 30.

"We don't want any additional uses in the shopping center that would allow more parking than would spill over into side streets," explained the residents' attorney, J. Carroll Holzer.

"We'd be happy with one (variance) or the other," Brennermann said after the hearing. "The need for both of them has kind of gone on the wayside."

"We need for both of them has kind of gone on the wayside."

JEFFERSONIAN  
AUGUST 8, 1991



Registerstown-Owings Mills-Glyndon  
Coordinating Council

RESOLVED, that at the Executive Board Meeting of the Registerstown-Owings Mills-Glyndon Coordinating Council (ROG) held on January 14, 1991, the Board voted to write to the Baltimore County Board of Appeals and restate ROG's position previously taken on the matter of additional parking on the ground adjoining Glyndon Square in Glyndon, Maryland.

ROG opposes the proposed extra parking on the property adjoining Glyndon Square, as was the position taken by the general membership at its meeting of October 2, 1989, and stated at the hearing on December 7, 1989, by then zoning chairman, Mr. K. A. Lewis.

ROG opposes the extension of parking on that particular ground on three bases:

1. ROG is opposed to parking rights being granted on any RC-5 land and feel this might well set a precedent. ROG does not want to see parking on RC-5 land anywhere and this is a specific instance where all are opposed.
2. From the observations made by many members of the community who were present for the general membership meeting, the already existing parking for Glyndon Square provides more than ample space for those using the center. ROG does not see any need for additional spaces.
3. This is a designated historic area and, as such, ROG feels the parking lot would be out of character where it is proposed.

P.O. Box 117 Registerstown, Maryland 21136

Oct 17, 1989

To whom it may concern,  
I have reviewed the proposed plans to enlarge the parking lot at the rear of the Glyndon Square Shopping Center. I have also spoken with several of the proprietors of businesses located in the square as well as patrons of these businesses that live in Glyndon.

The general consensus seems to be that during peak business hours there is a genuine need for additional parking spaces. It should be noted that the square is not fully occupied and that when the remaining store space is filled the need will be even greater.

The parking lot will not be readily visible from Butler Road so as to present any problem of aesthetics for the community at large. In the four years my wife, two children, and I have been residents of Glyndon, I have seen the Glyndon Association, of which we are members, attempt to block any and all changes or improvements at the square with an indiscriminate practically vendetta type style. The site of the proposed lot borders my property and I have no objections to

this lot. Not only do I support the Obrecht's idea of expansion for safety sake, I support any persons right to make an honest living with a piece of property he or she might own and I ask, who is the Glyndon Association to say he can't.

Sincerely,  
Mr. and Mrs. William H. Hayes  
4702 Butler Rd.  
Glyndon, Md. 21071

JUL 29 '91 11:08 KANN AFFON INC. 604 P02  
ROGER LEE KATZENBERG, AIA

Mr. Katzenberg serves as the Director of Preservation Services for Kann + Ammon, Inc. of Baltimore, with over 16 years of experience in historic preservation, architecture and urban contextual design. His areas of expertise lie in restoration, rehabilitation, and adaptive use planning and design techniques. In addition, he also serves as Project Director for all of the firm's preservation and adaptive use projects.

Mr. Katzenberg is also active with several local and national preservation groups. He serves on the Board of Directors for Baltimore Heritage, Inc.; is Vice President and a Board member of the Sudbrook Park Community Association; Chairman of the Baltimore Building Congress & Exchange's Craftsmanship Awards Program; a member of the Planning Committee for the fifth annual conference on Sacred Trusts; and a member of the AIA Committee on Historic Resources. He is also an active member of the National Trust for Historic Preservation, the Baltimore County Historical Trust, and the Association for Preservation Technology (APT). He is also a qualified Historic Architect under 36 CFR 61.

EDUCATION  
Carnegie Mellon University  
Bachelor of Architecture 1980

REGISTRATION  
State of Maryland 1983

AWARDS & HONORS  
MHT Preservation Project Award - Old Cumberland & Pennsylvania Depot - 1990  
Preservation Honor Award - Lovely Lane United Methodist Church - 1989  
Preservation Honor Award - B'Nai Israel & Lloyd Street Synagogue - 1988  
MHT Preservation Project Award - B'Nai Israel Synagogue - 1986  
The Eloise Childs Memorial Award for Historic Preservation - Maryland Chapter ASID - 1985  
Project Craftsmanship Awards:  
Zion Lutheran Church (2) - 1991  
Lovely Lane Church (2) - 1989  
Lovely Lane Church (2) - 1988  
Baltimore City Courthouse - 1987  
Lovely Lane Church - 1987  
First & Franklin Church (4) - 1978  
Brown Residence - 1976

REPRESENTATIVE PROJECTS  
\* Montpelier Mansion and Temple & Ice House Assessment, Stabilization & Restoration: This work performed for the National Trust for Historic Preservation involved the evaluation, assessment and program for stabilization and restoration of the c.1755/1902 Virginia home of President James Madison, Jr., and adjacent Temple & Ice House. Mr. Katzenberg served as a Project Director for the assessments and renovations to the Mansion.

## 1st parking lot battle ends in Glyndon folks' favor

An Aug. 8 story, headline and caption in the Owings Mills Times on two Board of Appeals hearings concerning parking space at Glyndon Square Shopping Center had several mistakes due to editing and reporting errors.

At a July 30 hearing, the Board of Appeals dismissed a request for a variance that would allow 175 parking spaces in lieu of the required 244 spaces for any future second restaurant in the center.

The dismissal came at the request of an attorney representing the Glyndon Community Association. The group had appealed the county Zoning Commissioner's October decision to grant the variance to the shopping center's owners, Glyndon Associates Limited.

"We don't want any additional uses in the shopping center that would allow more parking than would spill over into side streets," explained the residents' attorney, J. Carroll Holzer.

Another matter dealing with parking at the shopping center also came before the Board of Appeals on July 30 at a separate hearing. Residents and Glyndon Associates were also at log-gerheads as the hearing, but this time the shopping center's owners were appealing a decision

against them by the Zoning Commissioner.

Glyndon Associates asked the Board of Appeals to reverse the commissioner's denial to expand the shopping center's rear parking lot onto a residentially zoned parcel it owns behind the center.

The Board of Appeals has not yet delivered a decision on this appeal.

The Glyndon Community Association, local historical groups, and Mark and Sandy Laken, offered testimony against the expansion of the parking lot at the hearings before the Zoning Commissioner and the Board of Appeals.

They said it would ruin the approach to the historic Laken House, which is behind the shopping center. The distinctive Victorian house was built by Samuel P. Townsend, one of the founders of Glyndon.

Although Glyndon Associates was trying to win on two separate issues at two separate Board of Appeals hearings on July 30, their motive was the same for both: to make allowance for the extra parking that would be necessary for the addition of a second restaurant to the shopping center.

County regulations require restaurants to have more park-

ing spaces available for customers than retail businesses.

When Glyndon Associates first sought to expand their parking in 1989, it had a more pressing need for more parking, because a Chinese restaurant was considering leasing space at the shopping center, which had 3,000 square feet of vacant space at the time. Fratelli's restaurant was already established at the Glyndon center.

John Brennermann—vice president of P.F. Obrecht, the managing partner of Glyndon Associates—said 90% of the center's space is currently leased, easing the pressure to entice another restaurant tenant.

"The need for both of the parking requests has kind of gone on the wayside," Brennermann said after the hearings.

He explained that the partnership had continued pursuing both parking measures to allow it to lease space to a second restaurant in the future if it wanted to.

But the Board of Appeals quickly dismissed the appeal for a parking variance that would allow a second restaurant to move into the center without additional parking, because Glyndon Associates could not show any immediate need for it or of a "practical hardship."

OWINGS MILLS TIMES August 15, 1991

BALTIMORE  
COUNTY  
HISTORICAL  
TRUST Inc.

Community Preservation at Work  
Post Office Box 1007  
Towson, MD 21204-0107

July 29, 1991

Baltimore County Board of Appeals  
County Office Building  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Dear Board Members,

I am writing you on behalf of the Baltimore County Historical Trust and am Director of Preservation Services for Kann + Ammon, Inc., a Baltimore architectural firm specializing in historic preservation. The Trust is requesting that this letter become part of the record during the hearing to be held on July 30. At that time, the subject will be the proposed parking lot expansion on the Obrecht property, located in the Glyndon Historic District.

The Laken-Townsend House, adjacent to the Obrecht property, was built in 1871 by Samuel Townsend, one of the principal founders of Glyndon. It is a significant example of regional Italianate architecture, which has remained extraordinarily intact for its 120-year history. This dwelling is on the Baltimore County Landmarks Commission's Preliminary List and awaits its addition to the Final List by the County Council. For a property to be considered for the Preliminary List, it must meet one of five criteria to determine its significant historical, architectural, or cultural value, as stated in the Baltimore County Code section 22-150 (c). The Laken-Townsend House meets four of the five.

The Baltimore County Master Plan contains numerous statements regarding historic preservation that are relevant to this case. One of the most important is one of policy on page 78: "The protection of landmark buildings and places should be extended to include their sites. Grounds, gardens, important trees and significant views should be treated as an integral part of the landmark itself." An essential part of this estate is the sequence of entrance and its landscape, which would be radically and negatively impacted by the Obrecht's proposal. The removal of vegetation and trees would destroy an essential buffer between the commercial and residential areas.

The Baltimore County Trust has chosen to take a public stand because the integrity of the oldest of Baltimore County's local historic district and one of its most distinctive and historic houses is seriously threatened by the Obrecht's request. It opposes any development or expansion of the existing commercial center or parking area on the site in question.

Respectfully,  
Roger Lee Katzenberg, AIA



DAVID M. GORDON  
1318 South Charles Street  
Baltimore, Maryland 21230  
(301) 539-1391

#### Education

|                                                 |      |
|-------------------------------------------------|------|
| Johns Hopkins University, Post Graduate Studies | 1976 |
| Rider College, Major: English and Philosophy    | 1975 |
|                                                 | 1974 |

#### Real Estate Education

|                                                                                                                              |      |
|------------------------------------------------------------------------------------------------------------------------------|------|
| Realtors National Marketing Institute, CI 104 "The Impact of Human Behavior on Commercial Investment Decision Making"        | 1987 |
| Realtors National Marketing Institute, CCIM (Certified Commercial Investment Member) Candidate                               | 1987 |
| Realtors National Marketing Institute, CI 103 "Advanced Real Estate Taxation and Marketing Tools for Investment Real Estate" | 1987 |
| The Northwest Center for Professional Education "Leasing Commercial Real Estate"                                             | 1986 |
| Loyola College "Broker II"                                                                                                   | 1986 |
| Maryland Institute for the Continuing Professional Education to Lawyers                                                      | 1985 |
| Catonsville Community College, "Broker 102"                                                                                  | 1983 |
| Realtors National Marketing Institute, CI 102 "Fundamentals of Location and Market Analysis"                                 | 1983 |
| National Historic Trust, "Taxation of Historic Properties"                                                                   | 1982 |
| Realtors National Marketing Institute, CCIM, Candidate                                                                       | 1981 |
| Maryland Institute for Continuing Professional Education of Lawyers, Inc., "Modern Real Estate Transactions"                 | 1981 |
| The Society of Real Estate Appraisers, "An Introduction to Appraising Real Property"                                         | 1980 |
| Realtors National Marketing Institute, "Fundamentals of Real Estate Investment and Taxation"                                 | 1980 |
| Catonsville Community College, "Real Estate Law"                                                                             | 1979 |
| Realtors Institute of Maryland, "Course I"                                                                                   | 1979 |



**GLYNDON**  
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

July 29, 1991

Baltimore County Board of Appeals  
Baltimore County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: 90-72 SPH

Dear Members of the Board:

Resolved: That the position of Glyndon Community Association, Incorporated, as adopted at a general membership meeting of the association, is in opposition to granting the special approvals required on the above captioned case.

AS WITNESS OUR HANDS AND SEAL THIS 29th DAY OF JULY 1991.

GLYNDON COMMUNITY ASSOCIATION, INCORPORATED

Attest:

*Anna Wealeh*  
Secretary

*David M. Porter*  
President



**GLYNDON**  
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

July 29, 1991

Baltimore County Board of Appeals  
Baltimore County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: 91-32A

Dear Members of the Board:

Mark Laken is a duly elected member of the Board of Directors of the Glyndon Community Association, Incorporated and is authorized to testify on behalf of the association on the above captioned zoning matter.

GLYNDON COMMUNITY ASSOCIATION, INCORPORATED

Attest:

*Anna Wealeh*  
Secretary

*David M. Porter*  
President



**GLYNDON**  
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

July 29, 1991

Baltimore County Board of Appeals  
Baltimore County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: 90-72 SPH

Dear Members of the Board:

David Porter is a duly elected member of the Board of Directors of the Glyndon Community Association, Incorporated and is authorized to testify on behalf of the association on the above captioned zoning matter.

GLYNDON COMMUNITY ASSOCIATION, INCORPORATED

Attest:

*Anna Wealeh*  
Secretary

*David M. Porter*  
President



**GLYNDON**  
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

July 29, 1991

Baltimore County Board of Appeals  
Baltimore County Office Building - Room 315  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: 91-32A

Dear Members of the Board:

The Glyndon Community Association, Incorporated voted the responsibility for review and action the above captioned zoning matter to its Board of Directors at the annual meeting held in March, 1991.

AS WITNESS OUR HANDS AND SEAL THIS 29th DAY OF JULY 1991.

GLYNDON COMMUNITY ASSOCIATION, INCORPORATED

Attest:

*Anna Wealeh*  
Secretary

*David M. Porter*  
President

**Glyndon Community Association**  
4612 Butler Road  
Glyndon, Maryland 21071

July 25, 1991

Baltimore County Board of Appeals  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Hearing #90-72-SPH  
Glyndon Square -- Proposed Parking Expansion

Dear Commissioner Haines:

On August 10, 1989 the membership of the Glyndon Community Association voted overwhelmingly to oppose the expanded parking requested by Glyndon Square. The sole vote in support of this proposal was cast by one of the Glyndon Square merchants. From that date to the present the Association has maintained its opposition to the parking expansion and has retained counsel to represent its interests in these appeals.

The Association's rejection of the proposed parking expansion was based on the following considerations:

1. Glyndon is an almost entirely residential community, both in zoning classification and in fact. We strongly oppose additional commercial development on land that is not already zoned for commercial use.

2. Glyndon is a federally recognized historic district and was the first officially designated historic district in Baltimore County. We are very proud of this historic heritage. The land that is proposed for the additional business parking is in both the national and the Baltimore County historic districts. Permitting historically designated, RC-5 zoned land to be used for commercial purposes would be totally inconsistent with the history and tradition of our community.

3. The proposed parking expansion is not necessary to serve the present tenants of Glyndon Square. The existing parking facilities are under-utilized. Only one-third of the parking spaces to the rear of Glyndon Square are used on a regular basis, and even then they are used solely by Glyndon Square employees. Additional parking is available along the access road to the center and is rarely used. The proposed 64 additional parking spaces would be located even further back from the shopping center than the spaces that are not currently being used. As presently submitted, this parking plan would place almost half of the spaces (103 spaces out of a total of 239)

July 25, 1991  
Page Two

behind the shopping center. The public has shown no desire to park behind the center even though parking has been available there from the beginning.

4. The principal reason behind the proposed parking expansion appears to be the desire of the owners of Glyndon Square to lease part of their premises to a second restaurant. Under current zoning rules, restaurants require more parking spaces than other retail businesses. If the owners cannot expand their parking lot or obtain a variance from the parking space requirements, they will not be able to market their facilities to other restaurant tenants. However, these rules were in effect when Glyndon Square was designed and built, and as a result Glyndon Square is by law somewhat restricted as to the types of tenant suitable for its combination of available space and available parking. We assume that the center was designed with these restrictions in mind, or at least that the owners were aware of them. To permit Glyndon Square to expand its parking area now, into RC-5 land, simply to accommodate the owners' desire to rent space to a type of tenant that they should have known would be unsuitable, would be to nullify these important restrictions that force commercial developers to tailor their development plans to the available parking.

5. One of the oldest and most significant Victorian houses in Glyndon is located directly behind Glyndon Square. The proposed additional parking would severely encroach on the approach to this 115-year-old Victorian mansion and would be a perpetual eye-sore. This prospect is particularly distressing when you consider that the additional parking will most likely never be used.

For these compelling reasons, we urge you to reject this request.

Sincerely,

*David M. Porter*

David M. Porter  
President, Glyndon Community Association

**Historic Glyndon Incorporated**  
(Glyndon, Maryland 21071)

July 26, 1991

To Whom It May Concern:

Historic Glyndon Incorporated is an historic organization of 140 members. The territorial boundary of Historic Glyndon Incorporated, as stated in the by-laws, "shall be the community known as Glyndon, Maryland, which shall be deemed to contain the areas known as 'Emory Grove' and 'St. George's' and which shall be deemed to contain the property known as the 'Sacred Heart Catholic Church' on Sacred Heart Lane, Glyndon, Maryland."

The Board of Directors is authorized by the by-laws of the Corporation to conduct all business, including items related to zoning issues. The Board has resolved that Mrs. Eleanor Taylor is authorized to present our views with respect to zoning case #9072 SPH.

Sincerely,

*Barbara C. Whitman*  
Barbara C. Whitman  
President

*Lynne Maher*  
Lynne Maher  
Secretary



# Historic Glyndon Incorporated

(Glyndon, Maryland 21071)

RESOLVED: That the position of HISTORIC GLYNDON INCORPORATED as adopted by the Board of Directors on the matter known as case #90-72-SPH is that of opposition to granting permission for the expansion of the Glyndon Square Shopping Center parking lot.

AS WITNESS OUR HANDS AND SEAL THIS 29th DAY OF July 1991.

ATTEST: HISTORIC GLYNDON INCORPORATED

Lynne Maher  
Secretary

Barbara C. Whitman  
President

# Historic Glyndon Incorporated

(Glyndon, Maryland 21071)

## AFFIDAVIT

STATE OF MARYLAND  
BALTIMORE COUNTY

TO WIT:

I hereby swear upon penalty of perjury that I am currently a duly elected member of the Board of Directors of HISTORIC GLYNDON INCORPORATED.

ATTEST:

Lynne Maher  
Secretary

Barbara C. Whitman  
President

# Historic Glyndon Incorporated

(Glyndon, Maryland 21071)

July 29, 1991

To Whom It May Concern:

The Board of Directors of HISTORIC GLYNDON INCORPORATED continues to oppose the proposed expansion of the Glyndon Square Shopping Center parking lot onto residential land which is designated historic. The Board voted unanimously on August 28, 1989, to oppose the expansion, and it reaffirmed this position at its meeting on July 25, 1991.

Glyndon worked hard to become listed on the National Register of Historic Places. In addition, it was designated as Baltimore County's first historic district. When changes are proposed, architectural and visual compatibility should certainly be considered.

Building this parking lot would destroy the approach to the house constructed by the founder of Glyndon, a house thought to be the grandest in this area. A zoning decision years ago permitted the carving away of this estate for Glyndon Square Shopping Center. There is, however, a slight buffer now protecting this Victorian country estate. The proposed parking lot would remove that buffer and expose the Laken home to the problems of shopping center parking lots. Furthermore, the front of the house would have an unobstructed view of the rear of the shopping center. Both possibilities defy the intent of historic preservation statutes.

There are also serious concerns about safety in the proposed expansion. A woman had her throat slashed at the bank in Glyndon Square, and the former video store was robbed. The location of this new lot would be isolated and out of eyesight; therefore, police would have to include this as an additional area to patrol. Presently, most employees of the businesses seem to prefer to park on the sides of the parking lot rather than behind the stores. Because of these factors, clients and employees would not enjoy the protection afforded by crowds of people or routine patrols by police. Moreover, present problems such as drinking in parked cars, skateboarding, and loitering would be exacerbated in this new location.

Finally and most importantly, HISTORIC GLYNDON INCORPORATED feels that changing the RC-5 zoning on this historically designated property is a very dangerous precedent. Historic designations are fragile, and this precedent could destroy this and other areas which citizens have struggled to maintain and preserve.

We urge you to deny the proposed expansion, and we thank you for considering our views.

Yours truly,  
Barbara Whitman  
Barbara Whitman  
President

4900 Butler Road  
Glyndon, Maryland 21071

July 29, 1991

Baltimore County Board of Appeals  
Baltimore County Office Building Room 315  
111 West Chesapeake Avenue  
Baltimore, MD 21204

Dear Members of the Board:

We write to advise you that we strongly oppose Case #90-72-SPH, the additional parking that has been requested behind the Glyndon Square Shopping Center.

My wife and I live behind the Glyndon Square Shopping Center and would be most adversely affected if this request is granted. We live in a 120 year old Victorian manor house that is the most significant home in Glyndon. Our house is approached by driving parallel to the rear of the shopping center for about 350 feet before turning down a gravel drive which leads to a circular driveway that goes to the house. This approach presently runs directly behind the shopping center and then, via easement, through the proposed parking area which ends at the top of our circular drive. This approach, a lovely tree-lined vista, is an essential element of this historic site.

Our house was built in 1871 by Samuel Townsend, one of the founders of Glyndon. It is an 18 room Victorian manor house with large white columns and beautifully preserved ornate scrollwork. The double entry door is surrounded on three sides by original stained glass lites, all in excellent condition. Other special features include seven marble fireplaces, large and small plaster medallions in the ceilings, beautiful preserved oversized oak doors with original ornate brass door knobs and hinges and original oak pocket shutters which fold into wall recesses in a number of rooms. In short, it is an extraordinary house that exudes history and charm. It doesn't make any sense to us to destroy the approach to and vista of this truly special house in Glyndon's rich history by approving a parking lot for the sole purpose of fulfilling zoning requirements - ON PAPER ONLY - for another restaurant use. In reality, the lot would obviously not fulfill the intent or spirit or the regulations governing parking requirements for restaurant.

The owners and some tenants of Glyndon Square have a poor maintenance record at the rear of the shopping center. Many trees that die or are damaged do not get replaced. Garbage, trash and debris is frequently found in the rear of the center. For over two years, one tenant poured grease down a storm drain which empties into a storm water management pond. One of the owners of the shopping center told me "There's always one side of a property that is not maintained as well as the others." If their maintenance on the rear of the center is poor, how can we expect anything better if this proposed parking is granted?



## REISTERSTOWN • OWINGS MILLS • GLYNDON CHAMBER OF COMMERCE

Established 1949

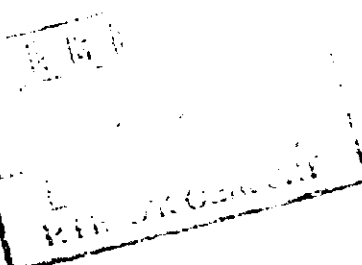
**OFFICERS AND DIRECTORS**  
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Reisterstown Federal Savings Bank  
Wanda Hurlburt, Vice President  
O'Connor, Pym & Pym Realtors  
Bruce Goodwin, Treasurer  
The Bank of Baltimore  
Robert Frank, First Vice President  
Gordon E. Hadden, Jr.  
Second Vice President  
Gordon E. Hadden & Son Insurance  
Debra Barrett, Secretary  
O'Connor, Pym & Pym Realtors  
Bob Barrett, Paul President  
O'Connor, Pym & Pym  
Commercial/Industrial  
**DIRECTORS**  
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Rob Beach  
Automatic Data Processing  
Tom Chamberlain  
Pam Dancy  
Yule & Company  
Jim Dwyer  
Business Fleeter  
Valley Camera &  
Leisure Time & Accessories  
Lyn Felt  
Joe Felt, Ford Car Wash &  
Pittsburgh Auto Body  
Tony Maroncelli  
Northwest Bank  
Catholic Community College  
Joseph Battistoni  
McKusick & McKusick, P.A.  
Hanna Merkle  
Market Construction, Inc.  
Joseph Merkle, CPA  
Carlyle Montague  
Geller, Montague, Inc.  
Craig Pette  
Hanna's Way Landscaping, Inc.  
Paul Tietz, Sr.  
Raymond's Food  
Lee Sargent  
Sargent & Ford Market  
Virginia Schuler  
O'Connor, Pym & Pym Realtors  
Cand Whitcomb  
F.C. Electrical Services, Inc.  
Charles Whitcomb  
Signs by Tomorrow  
Brenda L. Cobble  
Escrow & Co.

## PETITIONER'S EXHIBIT 2

Executive Offices: 10451 Mill Run Circle, Suite 400 • Owings Mills, Maryland 21117  
(301) 356-2888 • (301) 356-8330

Sincerely,

John Salony  
John Salony, President  
Chamber of Commerce



September 5, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Case No. 90-72-SPH  
Glyndon Square  
Butler and Glenmorris Roads

Dear Mr. Haines:

I am writing this letter in support of the Petition and Plan filed by the Glyndon Associates Limited Partnership to permit additional parking behind the Glyndon Square Shopping Center. As a tenant in the Center and a member of the Glyndon business community, it is important to provide additional parking to relieve congestion and traffic circulation at the Center.

It is our understanding that upon installation of the additional parking, it will be utilized by employees of the Center, leaving the existing parking area in front of the Center available for customer and client use.

We do not believe that the proposed location of the parking area will in any way adversely impact the neighborhood, and appropriate landscaping at the perimeter of the parking area is provided.

We will be unable to attend the hearing, but trust this correspondence will serve as our testimony in support of the additional parking.

Very truly yours,  
ABC INSURANCE AGENCY, LTD.

By: Anthony J. Martelli  
Anthony J. Martelli

## PETITIONER'S EXHIBIT 3

## PETITIONER'S EXHIBIT 4

Oct 17, 1989

To whom it may concern,  
I have reviewed the proposed plan to enlarge the parking lot at the rear of the Glyndon Square Shopping Center. I have also spoken with several of the proprietors of businesses located in the square as well as patrons of these businesses that live in Glyndon.

The general consensus seems to be that during peak business hours there is a genuine need for additional parking spaces. It should be noted that the square is not fully occupied and that when the remaining store space is filled the need will be even greater.

The parking lot will not be readily visible from Butler Road so as to present any problem of aesthetics for the community at large. In the four years my wife, two children, and I have been residents of Glyndon, I have seen the Glyndon Association, of which we are members, attempt to block any and all changes or improvements at the square with an indiscriminate practically vendetta type style. The site of the proposed lot borders my property and I have no objections to

## PETITIONER'S EXHIBIT 5

September 1, 1989

PETITION FOR ADDITIONAL PARKING  
GLYNDON SQUARE SHOPPING CENTER

We, the undersigned, support approval by the Zoning Commissioner of a use permit for additional parking behind the Glyndon Square Shopping Center, as shown on the attached plat filed in Zoning Commissioner's Case No.: 90-72-SPH. Further, we believe that the additional parking will have no adverse effect on the neighborhood.

Charles E. Smith Address 2822 MELVILLE RD  
Phone 274-2184  
Brenda L. Cobble Address 232 Hancock Pike  
Phone 274-5377  
Robert Snyder Address 113 Thoro Ave.  
Phone 274-0587  
Louis Santoni Address 861 Gonia Square  
Phone 274-2422  
Charles E. Smith Address 1114 Pines Road  
Phone 274-2184  
Steve C. Lindsay Address 42 Baltimore Rd  
Phone 274-2184



## PRELIMINARY INFORMATION FORM

3. CLASSIFICATION:

Category

☒ Historic District  
 Building(s) might include but not be limited to dwelling,  
 private meeting place, public building  
 Structure(s) (Ex: bridges, gates, wall)  
 Site (Ex: battleground or building now removed)  
 Object (Ex: milestone)  
 Other

| Historic Use     | Period                                        |
|------------------|-----------------------------------------------|
| <u>Residence</u> | Prehistoric                                   |
|                  | 1600-1699                                     |
|                  | 1700-1799                                     |
|                  | 1800-1899 <input checked="" type="checkbox"/> |
|                  | 1900-                                         |

Present Use

|                                        |                                                       |
|----------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Agriculture   | <input type="checkbox"/> Museum                       |
| <input type="checkbox"/> Commercial    | <input type="checkbox"/> Park                         |
| <input type="checkbox"/> Educational   | <input checked="" type="checkbox"/> Private Residence |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Religious                    |
| <input type="checkbox"/> Government    | <input type="checkbox"/> Scientific                   |
| <input type="checkbox"/> Industrial    | <input type="checkbox"/> Transportation               |
| <input type="checkbox"/> Military      | <input type="checkbox"/> Other                        |

| <u>Status</u>                                | <u>Accessible</u>                                     | <u>Public Acquisition</u>                 |
|----------------------------------------------|-------------------------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> Occupied | <input type="checkbox"/> Yes, restricted              | <input type="checkbox"/> In progress      |
| <input type="checkbox"/> Unoccupied          | <input checked="" type="checkbox"/> Yes, unrestricted | <input type="checkbox"/> Being considered |
| <input type="checkbox"/> Work in progress    | <input type="checkbox"/> No                           |                                           |

GLYNDON COMMUNITY ASSOCIATION  
P.O. Box 52  
Glyndon, Maryland 21071

June 14, 1989

Ms. Andrea Van Arsdale  
Master Plan Coordinator  
Baltimore County Office of Planning and Zoning  
Suite 406 - County Courts Building  
401 Bosley Avenue  
Towson, MD 21204

Re: Addendum to Glynden Community Association  
Master Plan Proposal

Dear Ms. Van Arsdale:

The Glyndon Community Association is pleased to provide the enclosed addendum to our previously submitted Master Plan Proposal, a copy of which is attached.

These additional proposals are in the areas of traffic, zoning and stormwater management. For traffic we offer additional specific proposals to improve traffic and safety in and through our neighborhood.

Our zoning proposals speak primarily to the creation of a new Historic Residential zoning classification and includes a number of specific suggestions to implement this proposal.

Additionally, we support the ACCORD proposal for stormwater management and include a verbatim copy as part of our proposals.

Finally, it is our feeling that public services must be addressed by the Master Plan process, specifically schools, fire and police services.

We appreciate the opportunity to have our proposals considered for inclusion as part of the final version of the Master Plan.

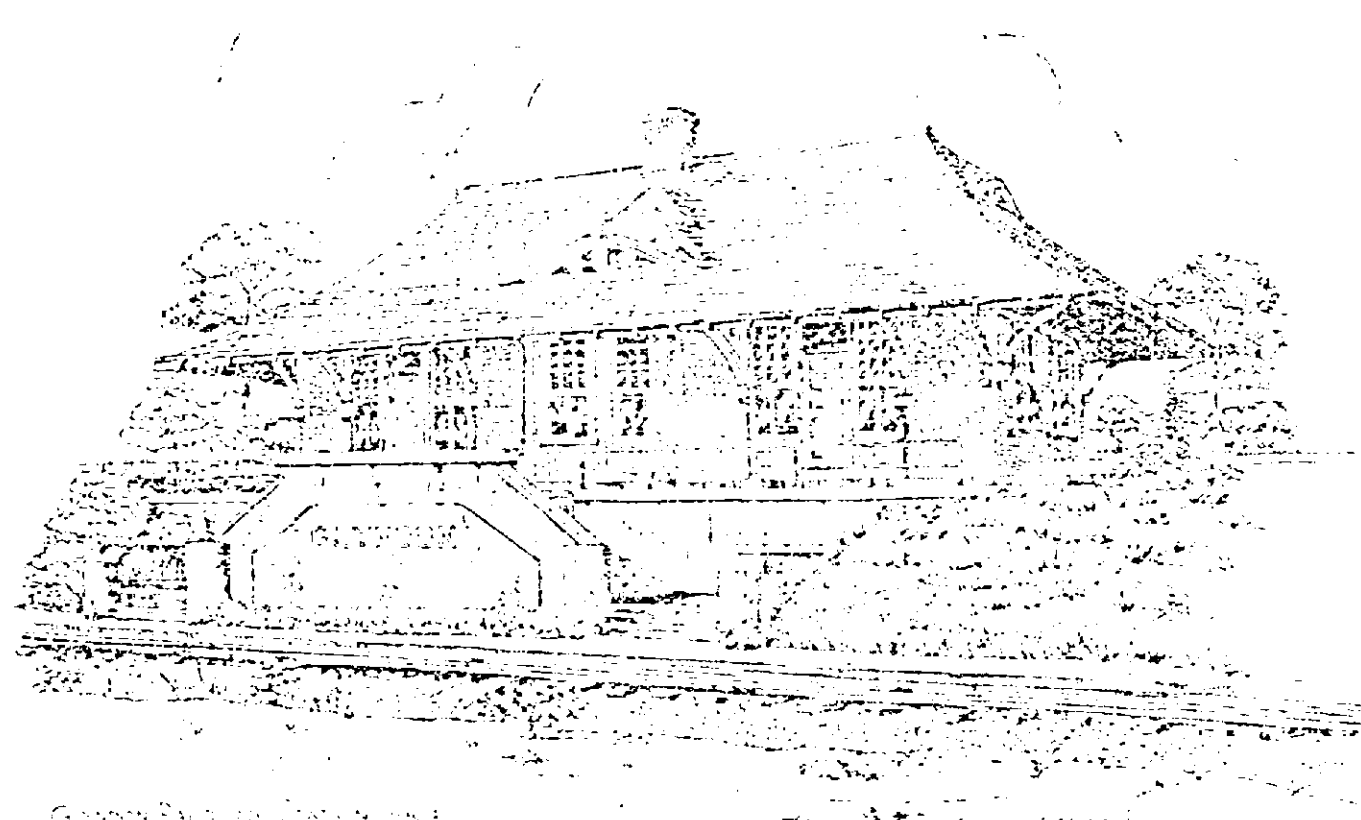
Sincerely,

GLYNDON COMMUNITY ASSOCIATION

Mark Laken  
President

|                                                                     |  |                                                                                                                                                                                                                                                 |  |
|---------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| UNITED STATES DEPARTMENT OF THE INTERIOR<br>NATIONAL PARK SERVICE   |  | N R FIELD SHEET                                                                                                                                                                                                                                 |  |
| NATIONAL REGISTER OF HISTORIC PLACES<br>INVENTORY - NOMINATION FORM |  | NATIONAL MONUMENT<br>NATIONAL HISTORIC LAND<br>NATIONAL SCENIC AREA<br>NATIONAL HISTORIC SITE<br>NATIONAL HISTORIC DISTRICT<br>NATIONAL HISTORIC MONUMENT<br>NATIONAL HISTORIC SITE<br>NATIONAL HISTORIC DISTRICT<br>NATIONAL HISTORIC MONUMENT |  |
| (Type of listing - complete applicable sections)                    |  |                                                                                                                                                                                                                                                 |  |
| 1. NAME<br>Glyndon Historic District                                |  | 2. LOCATION<br>Glyndon, Maryland                                                                                                                                                                                                                |  |
| 3. CLASSIFICATION<br>National Historic District                     |  | 4. STATE<br>Maryland                                                                                                                                                                                                                            |  |
| 5. DATE OF NOMINATION<br>1971                                       |  | 6. COUNTY<br>Baltimore                                                                                                                                                                                                                          |  |
| 7. TYPE OF PROPERTY<br>Public                                       |  | 8. STATUS<br>Proposed                                                                                                                                                                                                                           |  |
| 9. OWNER<br>Public                                                  |  | 10. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 11. TYPE OF PROPERTY<br>Public                                      |  | 12. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 13. OWNER<br>Public                                                 |  | 14. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 15. TYPE OF PROPERTY<br>Public                                      |  | 16. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 17. OWNER<br>Public                                                 |  | 18. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 19. TYPE OF PROPERTY<br>Public                                      |  | 20. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 21. OWNER<br>Public                                                 |  | 22. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 23. TYPE OF PROPERTY<br>Public                                      |  | 24. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 25. OWNER<br>Public                                                 |  | 26. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 27. TYPE OF PROPERTY<br>Public                                      |  | 28. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 29. OWNER<br>Public                                                 |  | 30. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 31. TYPE OF PROPERTY<br>Public                                      |  | 32. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 33. OWNER<br>Public                                                 |  | 34. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 35. TYPE OF PROPERTY<br>Public                                      |  | 36. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 37. OWNER<br>Public                                                 |  | 38. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 39. TYPE OF PROPERTY<br>Public                                      |  | 40. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 41. OWNER<br>Public                                                 |  | 42. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 43. TYPE OF PROPERTY<br>Public                                      |  | 44. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 45. OWNER<br>Public                                                 |  | 46. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 47. TYPE OF PROPERTY<br>Public                                      |  | 48. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 49. OWNER<br>Public                                                 |  | 50. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 51. TYPE OF PROPERTY<br>Public                                      |  | 52. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 53. OWNER<br>Public                                                 |  | 54. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 55. TYPE OF PROPERTY<br>Public                                      |  | 56. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 57. OWNER<br>Public                                                 |  | 58. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 59. TYPE OF PROPERTY<br>Public                                      |  | 60. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 61. OWNER<br>Public                                                 |  | 62. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 63. TYPE OF PROPERTY<br>Public                                      |  | 64. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 65. OWNER<br>Public                                                 |  | 66. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 67. TYPE OF PROPERTY<br>Public                                      |  | 68. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 69. OWNER<br>Public                                                 |  | 70. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 71. TYPE OF PROPERTY<br>Public                                      |  | 72. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 73. OWNER<br>Public                                                 |  | 74. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 75. TYPE OF PROPERTY<br>Public                                      |  | 76. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 77. OWNER<br>Public                                                 |  | 78. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 79. TYPE OF PROPERTY<br>Public                                      |  | 80. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 81. OWNER<br>Public                                                 |  | 82. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 83. TYPE OF PROPERTY<br>Public                                      |  | 84. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 85. OWNER<br>Public                                                 |  | 86. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 87. TYPE OF PROPERTY<br>Public                                      |  | 88. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 89. OWNER<br>Public                                                 |  | 90. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 91. TYPE OF PROPERTY<br>Public                                      |  | 92. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 93. OWNER<br>Public                                                 |  | 94. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 95. TYPE OF PROPERTY<br>Public                                      |  | 96. STATUS<br>Proposed                                                                                                                                                                                                                          |  |
| 97. OWNER<br>Public                                                 |  | 98. ACCESSIBILITY<br>Public                                                                                                                                                                                                                     |  |
| 99. TYPE OF PROPERTY<br>Public                                      |  | 100. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 101. OWNER<br>Public                                                |  | 102. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 103. TYPE OF PROPERTY<br>Public                                     |  | 104. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 105. OWNER<br>Public                                                |  | 106. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 107. TYPE OF PROPERTY<br>Public                                     |  | 108. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 109. OWNER<br>Public                                                |  | 110. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 111. TYPE OF PROPERTY<br>Public                                     |  | 112. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 113. OWNER<br>Public                                                |  | 114. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 115. TYPE OF PROPERTY<br>Public                                     |  | 116. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 117. OWNER<br>Public                                                |  | 118. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 119. TYPE OF PROPERTY<br>Public                                     |  | 120. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 121. OWNER<br>Public                                                |  | 122. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 123. TYPE OF PROPERTY<br>Public                                     |  | 124. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 125. OWNER<br>Public                                                |  | 126. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 127. TYPE OF PROPERTY<br>Public                                     |  | 128. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 129. OWNER<br>Public                                                |  | 130. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 131. TYPE OF PROPERTY<br>Public                                     |  | 132. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 133. OWNER<br>Public                                                |  | 134. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 135. TYPE OF PROPERTY<br>Public                                     |  | 136. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 137. OWNER<br>Public                                                |  | 138. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 139. TYPE OF PROPERTY<br>Public                                     |  | 140. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 141. OWNER<br>Public                                                |  | 142. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 143. TYPE OF PROPERTY<br>Public                                     |  | 144. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 145. OWNER<br>Public                                                |  | 146. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 147. TYPE OF PROPERTY<br>Public                                     |  | 148. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 149. OWNER<br>Public                                                |  | 150. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 151. TYPE OF PROPERTY<br>Public                                     |  | 152. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 153. OWNER<br>Public                                                |  | 154. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 155. TYPE OF PROPERTY<br>Public                                     |  | 156. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 157. OWNER<br>Public                                                |  | 158. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 159. TYPE OF PROPERTY<br>Public                                     |  | 160. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 161. OWNER<br>Public                                                |  | 162. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 163. TYPE OF PROPERTY<br>Public                                     |  | 164. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 165. OWNER<br>Public                                                |  | 166. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 167. TYPE OF PROPERTY<br>Public                                     |  | 168. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 169. OWNER<br>Public                                                |  | 170. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 171. TYPE OF PROPERTY<br>Public                                     |  | 172. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 173. OWNER<br>Public                                                |  | 174. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 175. TYPE OF PROPERTY<br>Public                                     |  | 176. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 177. OWNER<br>Public                                                |  | 178. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 179. TYPE OF PROPERTY<br>Public                                     |  | 180. STATUS<br>Proposed                                                                                                                                                                                                                         |  |
| 181. OWNER<br>Public                                                |  | 182. ACCESSIBILITY<br>Public                                                                                                                                                                                                                    |  |
| 183                                                                 |  |                                                                                                                                                                                                                                                 |  |

Glyndon Community Association  
and  
Historic Glyndon Incorporated



April 10, 1989

The History of Clendon  
by Jean Wilcox

Originally the land that is now Glyndon belonged to a Mr. M.H. Pennington of Baltimore. In 1671, he sold part of it to Mr. C.P. Townsend, a Baltimore merchant, and put (the largest portion) to Dr. Charles A. Leas, Baltimore's first health officer, and also American consul to Sweden, Norway, Madeira, and British Honduras, and grandfather of one of the later leading citizens of Glyndon, Hammond Smith.

Dr. Lewis built a house for himself and his family facing the railroad, for years now the O'Hearn place, and ran a farm. After a time, he and Mr. Townsend decided to lay the land out in lots and create a village. Mr. Townsend put up a large house, the present Peter house, on the corner of Dover Road (later named Butler Road) and Railroad Ave. for Mrs. Laura Gere to operate as a boarding house. He and his family boarded there until he built a rental home of his own right opposite, bought later by the Jack family, then by the Immits, and now owned by the Hills.

family, then by the husband, and then by the wife. It was of a party - Mrs. Green boarding house that my father met my mother. (One hour) My father was boarding at the time in the house on Central Ave. that he later purchased (and in which I have been living since my birth except in the winters of long ago, and a few years around 1900.) My mother was visiting friends in Emory Grove. The house on Central Ave. (1100) had belonged to Dr. Murray, a dentist, who had built an office to the side. (I rent this today as a bachelor's apartment.) Since Dr. Murray took to drinking and thus lost his patients, his wife was forced to take in boarders. There were 21 sleeping there. Being a Virginian, Dr. Murray had built the house after the old Virginia style, with the front porch and side all the way down the garden path.


Out front my father built a hitching post and sleeping store, which are still there to remind me of the old days. I believe it is the only stepping stone in Glyndon. He planted the entire three acres with trees.

| <u>Leighton Square</u><br><u>Rear Parking Counts</u> |            |            | <u>38 Existing Streets</u> |                  |
|------------------------------------------------------|------------|------------|----------------------------|------------------|
| 10/25 - W                                            | 6:35 PM    | 9          | 11/16                      | 6:55 - 12        |
| 10/26 - Th                                           | 6:45 PM    | 13         | 11/17                      | _____            |
| 10/27 - F                                            | 5:35 PM    | 14         | 11/18                      | _____            |
| 10/28 Sat                                            | 7:20 P.M.  | 18         | 11/19                      | 8:55 - 9         |
| 10/29 S                                              | 8:50 P.M.  | 11         | 11/20                      | 5:20 - 13        |
| 10/30 M                                              | 6:30 PM    | 8          | 11/21                      | 6:15 - 9         |
| 10/31 T                                              | 7:15 PM    | 8          | 11/22                      | 6:50 - 12        |
| 11/1 W                                               | 6:55 PM    | 9          | 11/23                      | Thanksgiving - 1 |
| 11/2 Th                                              | 6:30 P.M.  | 12         | 11/24                      | 6:15 - 13        |
| 11/3 F                                               | 6:35 PM    | 13         | 11/25                      | _____            |
| 11/4 Sat                                             | 4:45 PM 12 | 6:25 PM 12 | 11/26                      | 8:35 - 11        |
| 11/5 S                                               | 7:15 PM    | 14         | 11/27                      | 6:15 - 8         |
| 11/6 M                                               | 6:10 PM    | 8          | 11/28                      | 5:30 - 9         |
| 11/7 T                                               | 6:30 PM    | 8          | 11/29                      | 7:05 - 11        |
| 11/8 W                                               | 6:45 PM    | 8          | 11/30                      | 6:20 - 10        |
| 11/9 Th                                              | 4:45 P.M.  | 11         | 12/1                       | 6:40 - 15        |
| 11/10                                                | _____      | _____      | 12/2                       | 7:30 - 10        |
| 11/11                                                | _____      | _____      | 12/3                       | _____            |
| 11/12                                                | _____      | _____      | 12/4                       | 6:15 - 6         |
| 11/13                                                | 6:12       | 8          | 12/5                       | 6:40 - 8         |
| 11/14                                                | 6:30       | 8          | 12/6                       | 6:00 - 10        |
| 11/15                                                | 6:45       | 9          |                            |                  |

**PROTESTANT'S  
EXHIBIT 8**

GLYNDON DISTRICT SURVEY

Baltimore County 7012  
Inventory Number \_\_\_\_\_  
REF-IV \_\_\_\_\_

|                                                                                         |                                                                                     |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| NAME OF STRUCTURE<br><i>Lakeview Archival House</i>                                     | ADDRESS OR LOCATION<br><i>490 S Butler Road</i>                                     |
| CITY AND COUNTY<br>Glyndon                                                              | COUNTY<br>Baltimore                                                                 |
| STATE<br>Maryland                                                                       | STATE<br>Maryland                                                                   |
| FEDERAL OFFICE NUMBER<br>1671-1875                                                      | ORIGINATING AGENCY<br>residence                                                     |
| PRESENT OWNER'S NAME & ADDRESS<br><i>490 S Butler Road<br/>Glyndon, Maryland, 21071</i> | PURPOSE<br>residence                                                                |
| DATE OF ACQUISITION<br>1671-1875                                                        | PRESENT USE<br>OWNER                                                                |
| CONDITION OF BUILDING<br>excellent                                                      | PHOTOGRAPH                                                                          |
| REMARKS<br>PROTESTANT'S EXHIBIT 5                                                       |  |

PROTESTANT'  
EXHIBIT 5

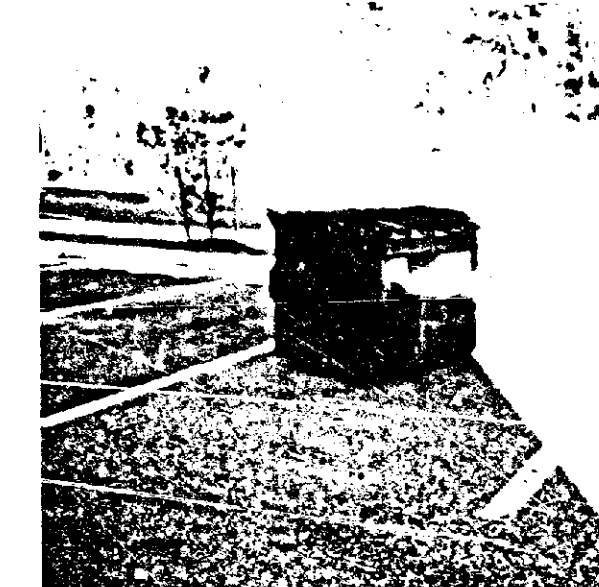
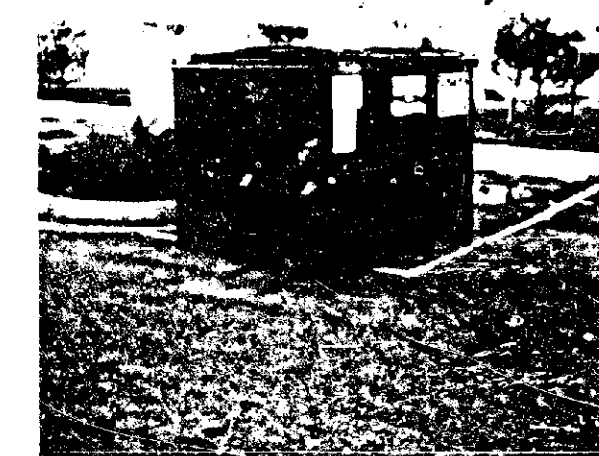

### DESCRIPTION OF EXTERIOR

|                                                                                                 |       |
|-------------------------------------------------------------------------------------------------|-------|
| stone, brick                                                                                    | frank |
| all German, ceiling painted white, corner boards<br>siding, an early variation of German siding |       |

interior chimneys flanking pavilion front, corbelled eave,  
decorative brick chimney necking and cap.  
Porch facing N.W., width of House Tucson (square) columns relief corner bruch  
porch forms semi-octagonal projection around pavilion front, center column  
paneled to accommodate angle, bracketed corner.  
Main porch, partially filling in between main door, slender Tucson columns,  
architrave, decorative brick chimney necking and cap.  
Decorative brick pilasters, transom, double, 2 moulded panels each, wide sub-  
mounting trim, transom and sills have leaded glass.  
Front floor entrance 6' x 8', side 4' x 4', 2nd floor 4' x 4' flat top moulded lintel,  
transoms, plain sills, side bay 4' x 4' sash each, broad arched windows  
decorated, plain sills, side bay 1-4/4' sash each, bracketed cornice,  
plain trim, triple, 2nd fir. paneled shutter, with louvered upper paneled  
set fire, except bay windows.

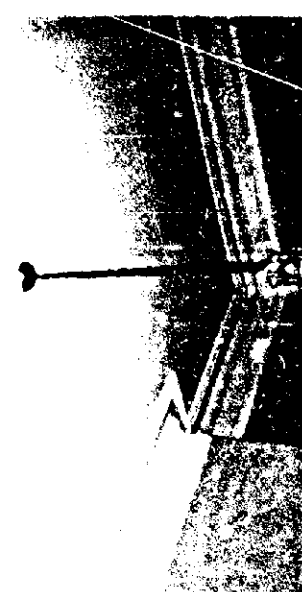
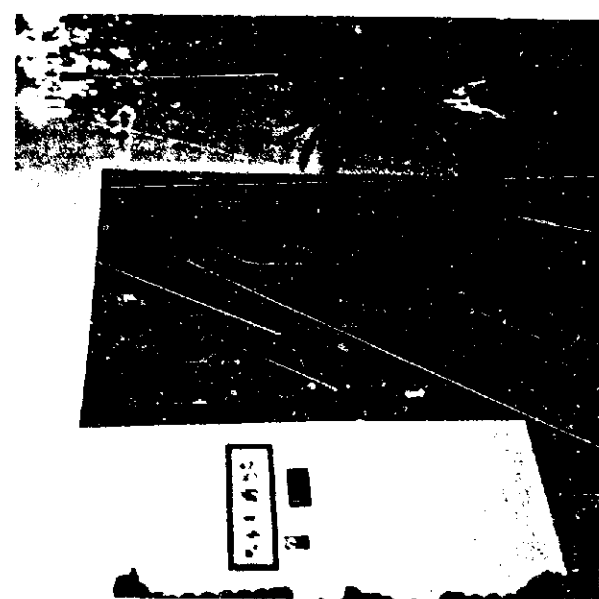
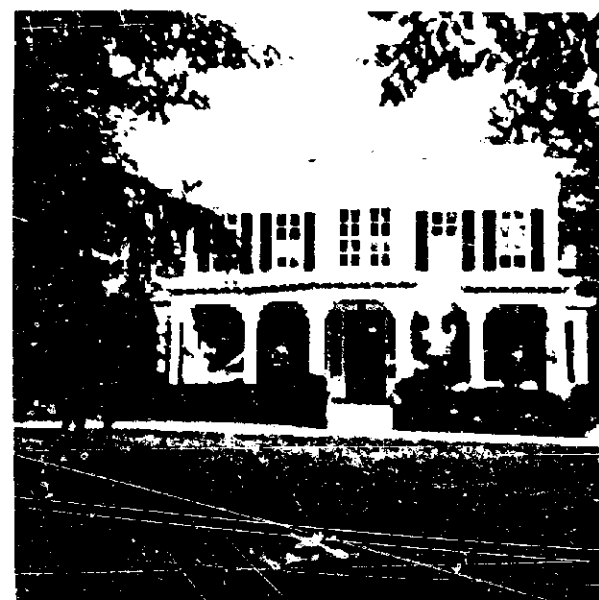
Shipped, vertical shingle, upper gutters, wing hipped roof, maybe slate.  
Bay eave over porch has support of soffit or cornice, closely spaced.  
Bay simple head moulding or architrave, simple version on bay window  
and front porch cornice.

Bay pavilion front extends above main eave to form tower with gabled  
roof, central 2/2' arched window extends into open pediment and ends in  
bracketed decorated eaves and returns, segmented dormers central key-  
stones, round head flares at roof junction.

PROFESSOR/CA. EVILDEN 

PROTESTANT'S  
EXHIBIT 6





# DECLARATION OF HISTORIC DISTRICT

THIS DECLARATION was made this 1st day of July, 1964, by and between JAMES H. HARRIS and ROBERT H. HARRIS, 244 Equitable Building, Baltimore, Maryland, hereinafter called "Owner", parties of the first part, and the GYNDON COMMUNITY ASSOCIATION, INC., a body corporate of the State of Maryland, 4120 N. Broadway, Baltimore, Maryland, hereinafter called the "Association", party of the second part.

WHEREAS, the Owner desires to preserve a historic district of commercial, professional and residential buildings in Baltimore, Maryland, and a shopping center to be known as GYNDON Square and

WHEREAS, the Owner desires to preserve a historic district of commercial, professional and residential buildings in Baltimore, Maryland, and a shopping center to be known as GYNDON Square and

WHEREAS, the Association desires to preserve a historic district of commercial, professional and residential buildings in Baltimore, Maryland, and a shopping center to be known as GYNDON Square and

WHEREAS, the Association desires to preserve a historic district of commercial, professional and residential buildings in Baltimore, Maryland, and a shopping center to be known as GYNDON Square and

WHEREAS, the Owner and the Association have, after discussions, reached agreement on the design, use, and other matters relating to the proposed shopping center, and have embodied their understanding in this Declaration and

WHEREAS, it is the intent of the parties of the first part to place certain restrictions on the use of the first part to place certain restrictions on the use of the first part

PROTESTANT'S  
EXHIBIT 10

## Historic GYNDON Incorporated (GYNINC)

December 11, 1964

Resolved, that the Board of Directors of GYNDON Incorporated, do hereby certify that the following is a true and correct copy of the Declaration of Historic District as filed with the State of Maryland.

PROTESTANT'S  
EXHIBIT 14

Resolved, that the Board of Directors of GYNDON Incorporated, do hereby certify that the following is a true and correct copy of the Declaration of Historic District as filed with the State of Maryland.

Resolved, that the Board of Directors of GYNDON Incorporated, do hereby certify that the following is a true and correct copy of the Declaration of Historic District as filed with the State of Maryland.

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Resolved, that the Board of Directors of GYNDON Incorporated, do hereby certify that the following is a true and correct copy of the Declaration of Historic District as filed with the State of Maryland.

PROTESTANT'S  
EXHIBIT 13

LINER 3716 PAGE 547

### AGREEMENT

THIS AGREEMENT, made this 1st day of JUNE, 1960, by and between BALTIMORE COUNTY ASSOCIATES, INC., a body corporate of the State of Maryland, hereinafter referred to as "Seller", and EDWARD H. HILL and BARBARA R. HILL, his wife, of Baltimore County, Maryland, hereinafter referred to as "Buyers";

WITNESSETH that whereas by Contract of Sale dated March 12, 1959, the aforesaid Seller and Buyers did respectively sell and purchase 5.22 acres of land located in the Fourth Electoral District of Baltimore County, being part of the property owned by said Seller known as the "Brett" property, sometimes hereinafter referred to as Parcel No. 1;

WHEREAS by a Contract of Sale dated JANUARY, 1960, the aforesaid Seller and Buyers did respectively sell and purchase an additional parcel of land lying south of and adjacent to the aforesaid 5.22 acre parcel said parcel being described as "Lot No. 26 as shown on the unrecorded plat entitled 'Preliminary Study for Baltimore County Associates, Inc.' dated May 27, 1959 together with an additional parcel of land (6) feet in width lying along and adjacent to the entire length of the southernmost line of the aforesaid Lot No. 26", sometimes hereinafter referred to as Parcel No. 2; containing in all 0.575 acres of land more or less.

WHEREAS it is the intention of the Seller to lay out, develop and improve a public road through a portion of the remaining land still owned by the Seller for the purpose of providing ingress and egress and certain utility connections and services to the land described in the aforesaid Contract of Sale as well as the remaining land owned by the Seller and;

WHEREAS under the terms of the aforesaid Contracts of Sale certain provisions were made for rights of ingress and egress for the Buyer and for the continued use of the water supply lines in the property of the Seller by the Buyer and for the relocation of the sewerage system on the 5.22 acre parcel under certain circumstances and;

WHEREAS it is the intention of the parties hereto, by the execution of this agreement, to restate and clarify the various provisions contained in the aforesaid Contracts of Sale so that the rights, duties and obligations

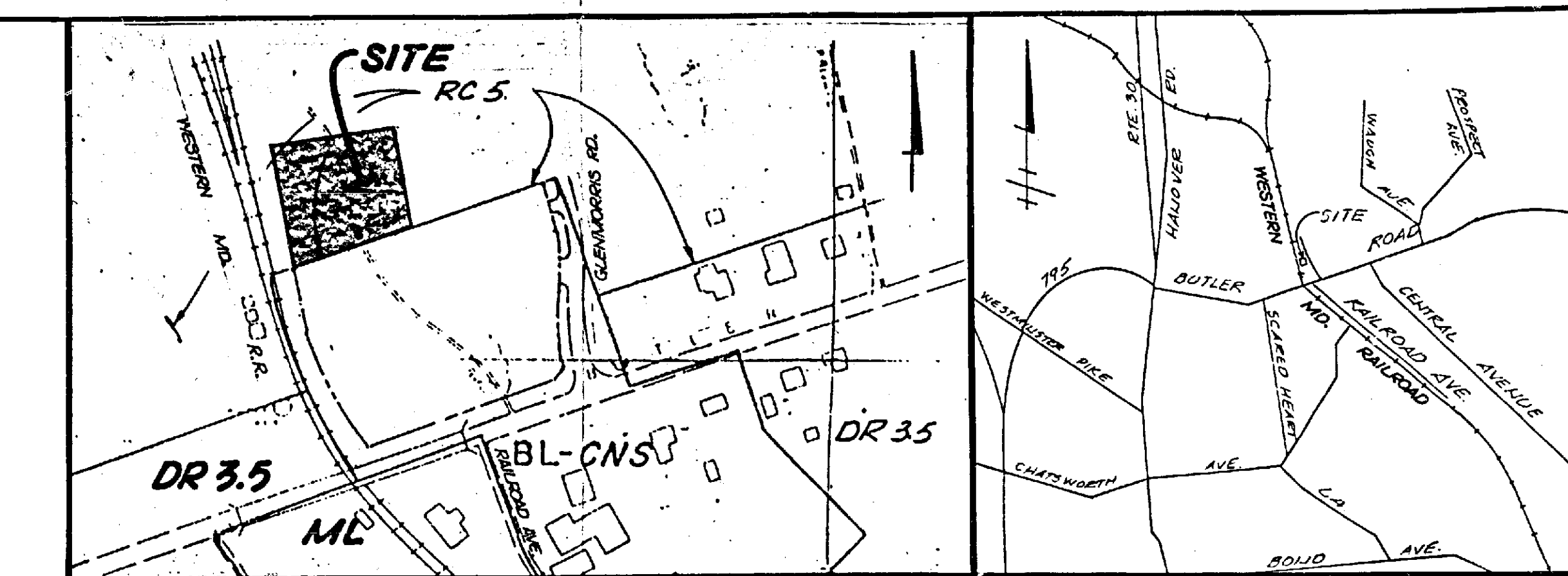
PROTESTANT'S  
EXHIBIT 12



PROPOSED DENSE LANDSCAPING & 4' HIGH EARTH BERM IN ACCORDANCE W/ BALTIMORE COUNTY LANDSCAPE MANUAL

200'± TO 3 STORY FRAME DWELLING

RC-5 ZONE  
RESIDENTIAL USE  
THOMAS G. MITCHELL  
5958/487



- GENERAL NOTES**
1. AREA OF TRACT - 0.8572 AC.±
  2. EXISTING ZONE - R.C.-5
  3. PROPOSED ZONE - R.C.-5 W/ PARKING FOR ADJACENT BUSINESS
  4. EXISTING USE - VACANT
  5. PROPOSED USE - PARKING AREA
  6.
    - A. PARKING SURFACE WILL BE BITUMINOUS CONCRETE.
    - B. PARKING SPACES MINIMUM 8'1/2" x 18'
    - C. SCREENING WILL BE IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN.
    - D. STORMWATER MANAGEMENT, WATER QUALITY & SEDIMENT CONTROL WILL BE IN ACCORDANCE W/ PLANS APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
  7. TAX ACCOUNT NO 18-00-013373  
04-02-023440  
18-00-013374

**PARKING SUMMARY**

**OFFICE**

|                        |              |               |
|------------------------|--------------|---------------|
| OCCONOR, PIPER & FLYNN | 1590±33/1000 | 5,247         |
| VACANT SPACE           | 1200±33/1000 | 3,360         |
| ABCO                   | 1590±33/1000 | 5,247         |
| UNION TRUST BANK       | 2176±33/1000 | 7,048         |
| <b>TOTAL OFFICE</b>    |              | <b>21,502</b> |

**RETAIL**

|                     |               |                 |
|---------------------|---------------|-----------------|
| TRIM-N-TONE         | 1200±33/1000  | 6.0             |
| ROLAND PARK FLORIST | 3400±33/1000  | 17.0            |
| THINKING OF YOU     | 1799±33/1000  | 8.995           |
| SANTONI'S MARKET    | 5993±33/1000  | 26.965          |
| SANTONI'S EXPANSION | 1400±33/1000  | 7.05            |
| TONNE VIDEO         | 1290±33/1000  | 6.45            |
| BETTY BRITE         | 1902±33/1000  | 9.551           |
| HAIR BARN           | 175.5±33/1000 | 0.8775          |
| SANTONI'S EXPANSION | 120±33/1000   | 0.6             |
| <b>TOTAL RETAIL</b> |               | <b>83,488.5</b> |

**RESTAURANT**

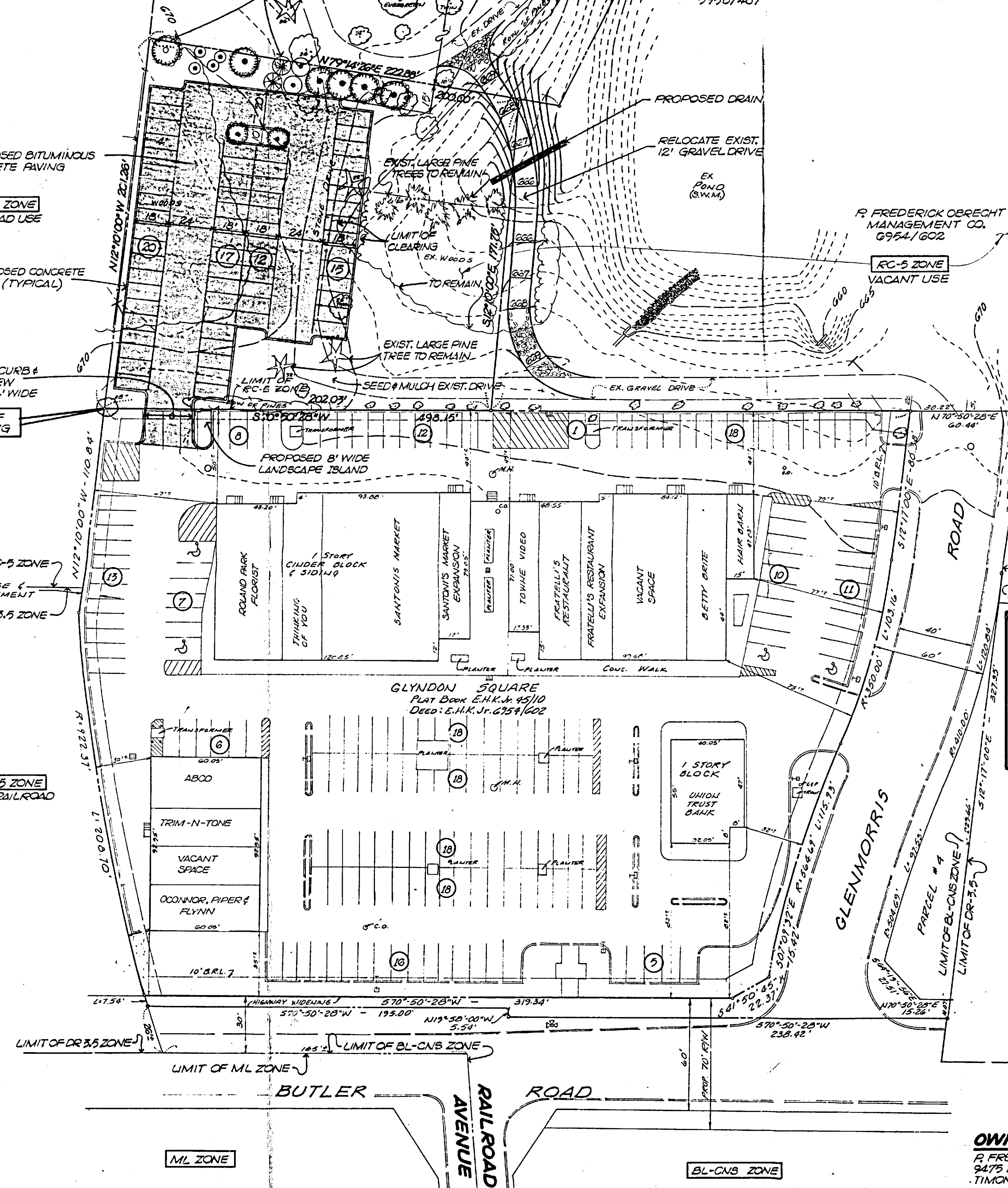
|                         |              |                 |
|-------------------------|--------------|-----------------|
| FRATELLI'S              | 175±33/1000  | 35.22           |
| FRATELLI'S EXPANSION    | 1464±33/1000 | 22.928          |
| VACANT SPACE            | 5993±33/1000 | 79.874          |
| <b>TOTAL RESTAURANT</b> |              | <b>138.0274</b> |

**PARKING SUMMARY**

|                   | WEEKDAY          |                  | WEEKEND          |                  |
|-------------------|------------------|------------------|------------------|------------------|
|                   | GAM-GPM          | GPM-12AM         | GAM-GPM          | GPM-12AM         |
| OFFICE (21,502)   | 21,502           | 21,502           | 21,502           | 21,502           |
| RETAIL (83,488.5) | 50,093           | 75,139.5         | 50,093           | 75,139.5         |
| REST. (138.0274)  | 69,017           | 138,027.4        | 69,017           | 138,027.4        |
| <b>TOTALS</b>     | <b>140,609.6</b> | <b>234,668.9</b> | <b>140,609.6</b> | <b>234,668.9</b> |

PARKING REQUIRED 225,661.5 (USE 224 SPACES)  
PARKING PROVIDED  
EXISTING SPACES = 179 (-4 SPACES FOR NEW DRIVEWAY = 175)  
REQUIRED NEW PARKING = 49  
PROVIDED NEW PARKING = 64  
TOTAL PARKING PROVIDED = 223

WESTERN MARYLAND RAILWAY COMPANY

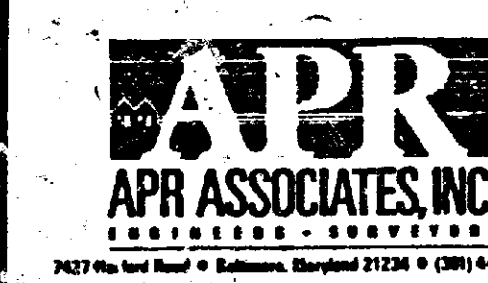


GLYNDON VOL. FIRE DEPT.  
2292/439

DR 3.5 ZONE

**OWNER / DEVELOPER**  
R. FREDERICK OBRECHT MGT., CO.  
9475 DEEROD RD.  
TIMONIUM, MD. 21093

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING.



**ADDITIONAL PARKING AT GLYNDON SQUARE**

ELECTION DISTRICT NO. 4  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 20'  
MARCH 16, 1989

90-72-SPH  
529  
OFFICE COPY



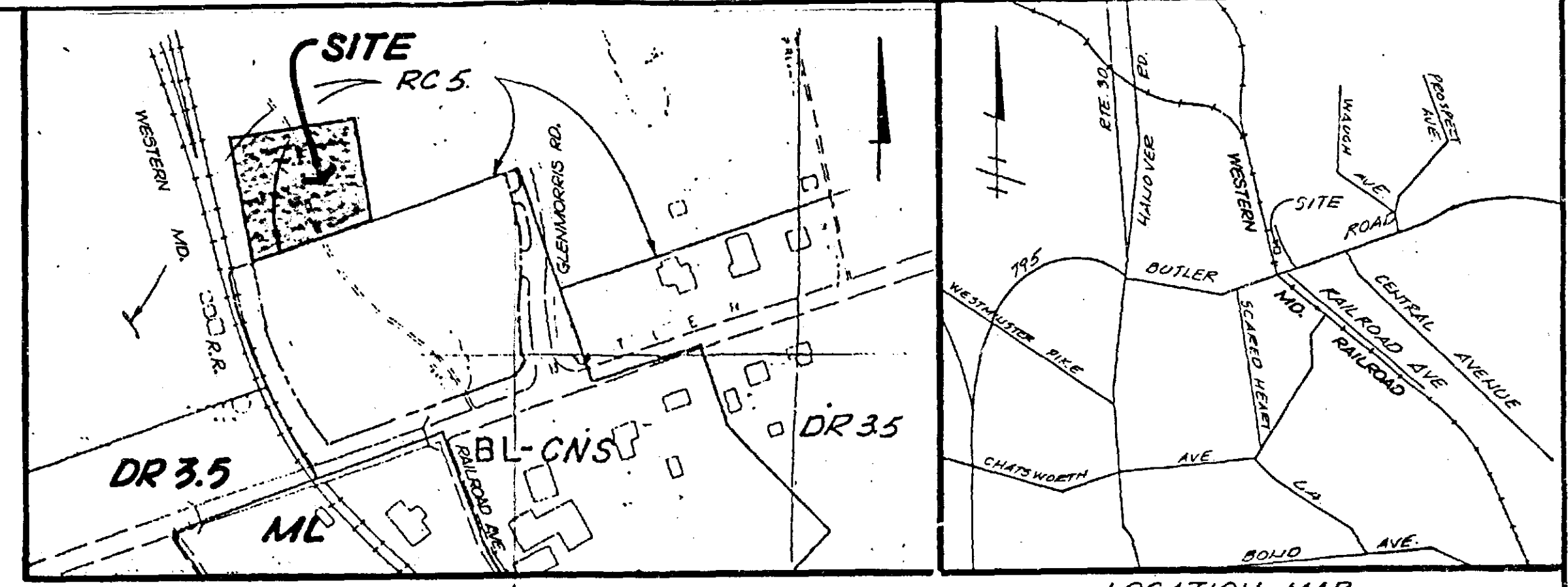
PROPOSED DENSE LANDSCAPING & 4' HIGH EARTH BERM IN ACCORDANCE W/ BALTIMORE COUNTY LANDSCAPE MANUAL

200'± TO 3 STORY FRAME DWELLING

RC-5 ZONE RESIDENTIAL USE  
THOMAS G. MITCHELL  
5958/487

MIN. BALTIMORE COUNTY PLANTING REQ.

PARKING SPACES..... 64 @ 1 TREE/12 SP - 5  
INTERIOR ROAD..... 0 LF @ 1 TREE/20 LF - 0  
ADJACENT ROAD..... 2 LF @ 1 TREE/40 LF - 0  
TOTAL REQ. MAJOR DECIDUOUS TREES - 5 (OR EQUIVALENT)



**ZONING MAP**  
SCALE: 1" = 200'

**LOCATION MAP**  
SCALE: 1" = 2000'

**LEGEND**

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUBS

**BUFFER PLANT LIST**

| QUAN. | BOTANICAL/COMMON NAME       | SIZE/LEND       | SPACING        |
|-------|-----------------------------|-----------------|----------------|
| 3     | ACER RUBRUM 'OCTOBER GLORY' | 2 1/2 - 3" CAL. | A.S.           |
| 2     | QUERCUS PALUSTRIS           | 2 1/2 - 3" CAL. | A.S.           |
| 15    | EVERGREEN TREES             | 5 - 6'          | RAND. SP.      |
| 30    | SHRUBS                      | 6 - 8'          | RAND. SP.      |
| 30    | VIBURNUM RHYTIDOPHYLLUM     | 3 - 4'          | DBL. STAG. ROW |
|       | LEATHERLEAF VIBURNUM        | 2 - 4'          |                |

**GENERAL NOTES**

1. AREA OF TRACT - 0.8572 AC.±
2. EXISTING ZONE - RC-5
3. PROPOSED ZONE - RC-5 W/ PARKING FOR ADJACENT BUSINESS
4. EXISTING USE - VACANT
5. PROPOSED USE - PARKING AREA
6.
  - A. PARKING SURFACE WILL BE BITUMINOUS CONCRETE.
  - B. PARKING SPACES MINIMUM 8' 1/2 x 18'
  - C. SCREENING WILL BE IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN.
  - D. STORMWATER MANAGEMENT, WATER QUALITY & SEDIMENT CONTROL WILL BE IN ACCORDANCE W/ PLANS APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
7. TAX ACCOUNT NO 18-00-013373  
04-02-023440  
18-00-013374

**PARKING SUMMARY OFFICE**

|                         |                |               |
|-------------------------|----------------|---------------|
| O'CONNOR, PIPER & FLYNN | 1500 ± 33/1000 | 5.247         |
| VACANT SPACE            | 1200 ± 33/1000 | 3.360         |
| ABCOO                   | 1500 ± 33/1000 | 5.247         |
| UNION TRUST BANK        | 2150 ± 33/1000 | 7.028         |
| <b>TOTAL OFFICE</b>     |                | <b>21,502</b> |

**RETAIL**

|                     |                |               |
|---------------------|----------------|---------------|
| TRIM-N-TONE         | 1200 ± 10/1000 | 6.0           |
| ROUND PARK FLORET   | 3420 ± 1/1000  | 17.0          |
| THINKING OF YOU     | 1799 ± 2/1000  | 8.995         |
| SANTONI'S MARKET    | 9995 ± 1/1000  | 22.925        |
| SANTONI'S EXPANSION | 1410 ± 5/1000  | 7.05          |
| TOWNE VIDEO         | 1290 ± 5/1000  | 6.45          |
| BETTY BRITE         | 1902 ± 5/1000  | 9.51          |
| HAIR BARN           | 1755 ± 5/1000  | 8.775         |
| SANTONI'S EXPANSION | 1200 ± 5/1000  | 6.0           |
| <b>TOTAL RETAIL</b> |                | <b>83,485</b> |

**RESTAURANT**

|                         |                |                |
|-------------------------|----------------|----------------|
| FRATELLI'S              | 1710 ± 23/1000 | 35.22          |
| FRATELLI'S EXPANSION    | 1464 ± 23/1000 | 22.328         |
| VACANT SPACE            | 5973 ± 23/1000 | 79.874         |
| <b>TOTAL RESTAURANT</b> |                | <b>137,024</b> |

**PARKING SUMMARY**

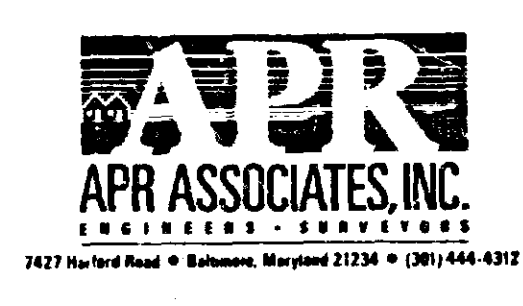
|                 | WEEKDAY        |                   | WEEKEND          |                  |
|-----------------|----------------|-------------------|------------------|------------------|
|                 | GAM - GPM      | GPM - 12AM        | GAM - GPM        | GPM - 12AM       |
| OFFICE (21,502) | 21,502         | 2,150.25          | 21,502           | 1,075.14         |
| RETAIL (83,485) | 50,093         | 75,139.5          | 50,449.5         | 4,174.25         |
| REST. (137,024) | 69,017         | 133,027.4         | 133,027.4        | 13,802.14        |
| <b>TOTALS</b>   | <b>140,609</b> | <b>215,317.33</b> | <b>223,266.3</b> | <b>19,052.53</b> |

PARKING REQUIRED 223,661.3 (USE 224 SPACES)  
PARKING PROVIDED  
EXISTING SPACES = 179 (-4 SPACES FOR NEW DRIVEWAY = 175)  
REQUIRED NEW PARKING = 49  
PROVIDED NEW PARKING = 55  
TOTAL PARKING PROVIDED = 224

**PETITIONER'S EXHIBIT 1**

**BUFFER PLANTING**  
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING.

**OWNER / DEVELOPER**  
R. FREDERICK OBRECHT MGT., CO.  
9475 DEERWOOD RD.  
TIMONIUM, MD. 21093



**ADDITIONAL PARKING AT GLYNDON SQUARE**  
ELECTION DISTRICT NO. 4  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30'  
MARCH 16, 1989